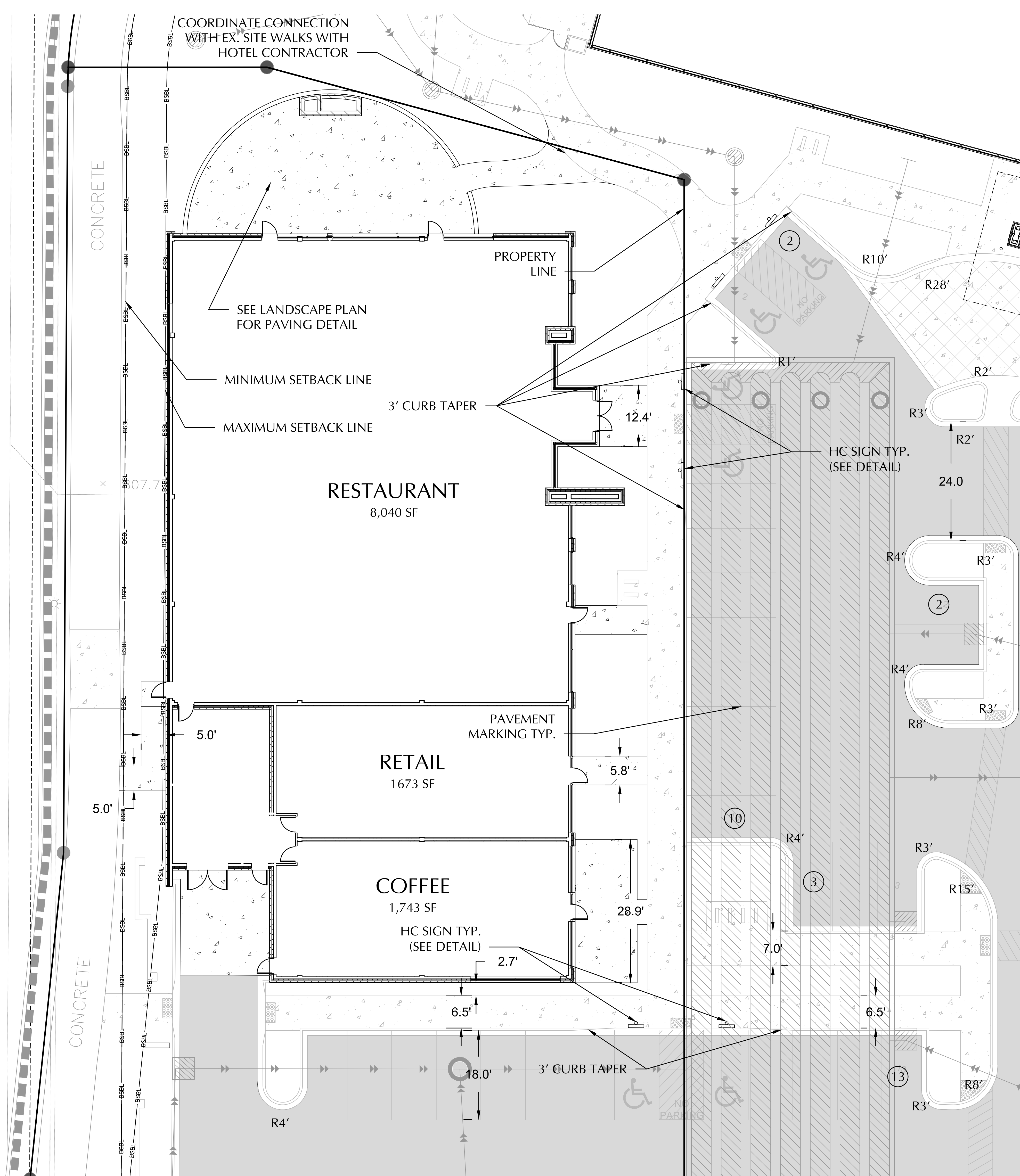
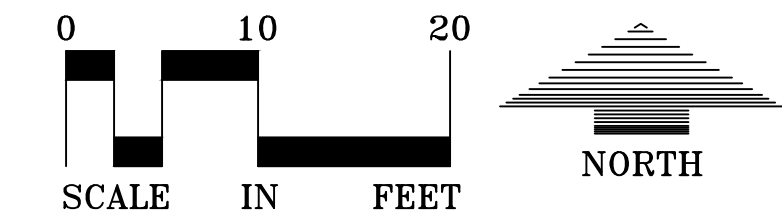


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SITE NOTES

- ALL PAVING, CONCRETE CURB, GUTTER AND SIDEWALK SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THE DETAILS SHOWN PER SHEET C8-1 AND THE REQUIREMENTS OF THE CITY. SEE LANDSCAPE PLANS FOR ANY ADDITIONAL HARDSCAPE APPLICATIONS
- MINNESOTA STATE STATUTE REQUIRES NOTIFICATION PER "GOPHER STATE ONE CALL" PRIOR TO COMMENCING ANY GRADING, EXCAVATION OR UNDERGROUND WORK.
- THE CONTRACTOR SHALL PRESERVE AND MAINTAIN ANY EXISTING STREET LIGHTS AND TRAFFIC SIGNS PER THE REQUIREMENTS OF THE CITY
- CLEAR AND GRUB AND REMOVE ALL TREES, VEGETATION AND SITE DEBRIS PRIOR TO GRADING. ALL REMOVED MATERIAL SHALL BE HAULED FROM THE SITE DAILY. ALL CLEARING AND GRUBBING AND REMOVALS SHALL BE PERFORMED PER THE CONTRACT SPECIFICATIONS. EROSION CONTROL MEASURES SHALL BE IMMEDIATELY ESTABLISHED UPON REMOVAL.
- THE CONTRACTOR SHALL BE REQUIRED TO OBTAIN ALL PERMITS FROM THE CITY AS REQUIRED FOR ALL WORK WITH THE STREET AND PUBLIC RIGHT OF WAY
- ALL CURB TERMINI TO HAVE A 3 FOOT TAPER UNLESS OTHERWISE NOTED.
- ALL CURB DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- BITUMINOUS IMPREGNATED FIBER BOARD TO BE PLACED AT FULL DEPTH OF CONCRETE ADJACENT TO EXISTING STRUCTURES AND BEHIND CURB ADJACENT TO DRIVEWAYS AND SIDEWALKS.
- ACCESSIBLE PARKING SIGNAGE AND PAVEMENT MARKINGS SHALL BE PLACED IN ACCORDANCE WITH ADA AND MMUTCD.
- CLOSURE OF SIDEWALK ALONG 24TH AVENUE MUST BE COORDINATED WITH SIDEWALK CLOSURES OF OTHER AREA CONSTRUCTION PROJECTS ALONG 24TH AVENUE CITY OF BLOOMINGTON PROJECT #2013-201 WAYFINDING, EXTENDED STAY HOTEL CONSTRUCTION (NE QUADRANT OF LINDAU & 24TH) & CITY OF BLOOMINGTON PROJECT #2014-302 LINDAU EXTENSION. CONTACT TOM BOWLIN 952-563-4914 TO COORDINATE.
- PRIVATE SIDEWALKS ADJACENT TO PARKING STALLS SHALL BE A MINIMUM OF 6" IN WIDTH.



EXISTING CONDITIONS PROVIDED BY SUNDE LAND SURVEYING DATED FEBRUARY 15th, 2015. CONTRACTOR TO FIELD VERIFY SITE CONDITIONS AND CONTACT ENGINEER ABOUT ANY DISCREPANCIES.

CITY OF BLOOMINGTON STANDARD NOTES

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- RESTORE CITY STREET BY COMPLYING WITH THE CITY STREET IMPROVEMENT POLICY; CONTACT UTILITIES (952-563-4568) FOR THE REQUIREMENTS AND SHOW THIS ON THE PLAN.
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- A MN LICENSED CIVIL ENGINEER MUST DESIGN AND SIGN ALL RETAINING WALLS 4-FOOT HIGH AND HIGHER.
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CALL BEFORE YOU DIG!

Gopher State One Call

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TOLL FREE: 1-800-252-1166

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PARKING

SURFACE:	
REGULAR STALLS -	90
HC STALLS -	12
TOTAL -	102
RAMP PARKING	
REGULAR STALLS -	311
HC STALLS -	8
TOTAL -	319
MOTORCYCLE	
PARKING -	5

SITE PLAN LEGEND

	CONCRETE SIDEWALK
	BITUMINOUS PAVEMENT
	CONCRETE PAVEMENT
	CONSTRUCTION LIMITS

SETBACKS

MINIMUM REQUIRED SETBACK = 10' OR WIDTH OF ADJACENT EASEMENT
MAXIMUM SETBACK = 20'

BENCHMARK

TOP NUT HYDRANT LOCATED IN THE NORTHWEST QUADRANT OF 26TH AVE. S. & 82ND ST.
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ALPHA B RESTAURANT

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SUBMITTAL/REVISIONS

4-28-16	CITY SUBMITTAL
05-11-16	DRC SUBMITTAL

PROFESSIONAL SIGNATURE

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

License No. 45861
Date 05-11-16
Nicholas M. Munnell - PE

QUALITY CONTROL

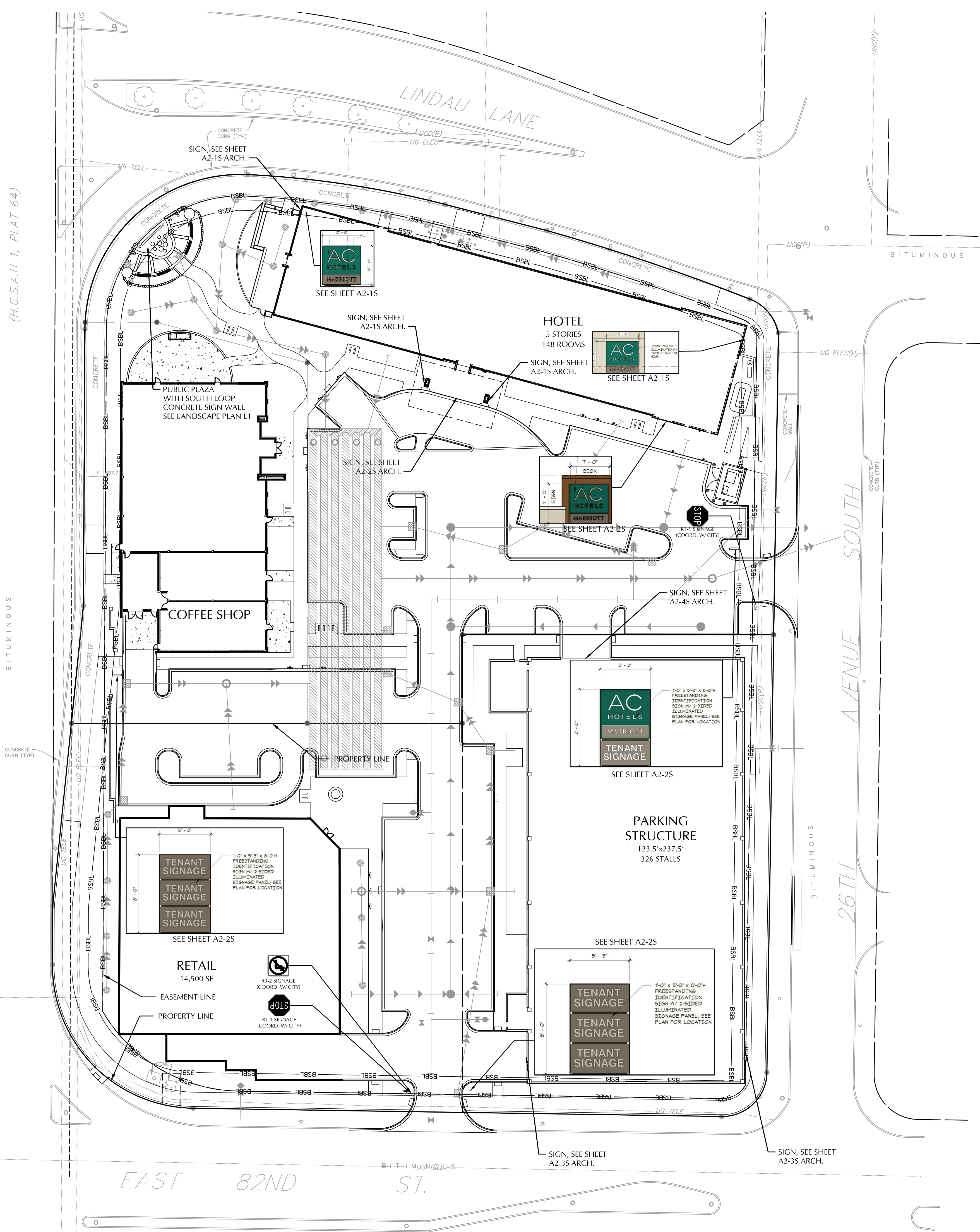
Loucks Project No.	146728
Project Lead	NMM
Drawn By	TRG
Checked By	TDG
Review Date	05-11-16

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SITE PLAN

C2-1



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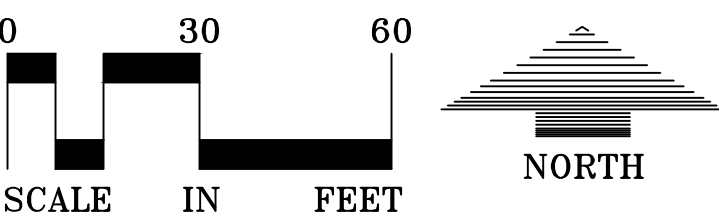


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RESTAURANT**

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5-11-16	DRG SUBMITTAL

PROFESSIONAL SIGNATURE

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

License No. 45861
Date 05-11-16

QUALITY CONTROL

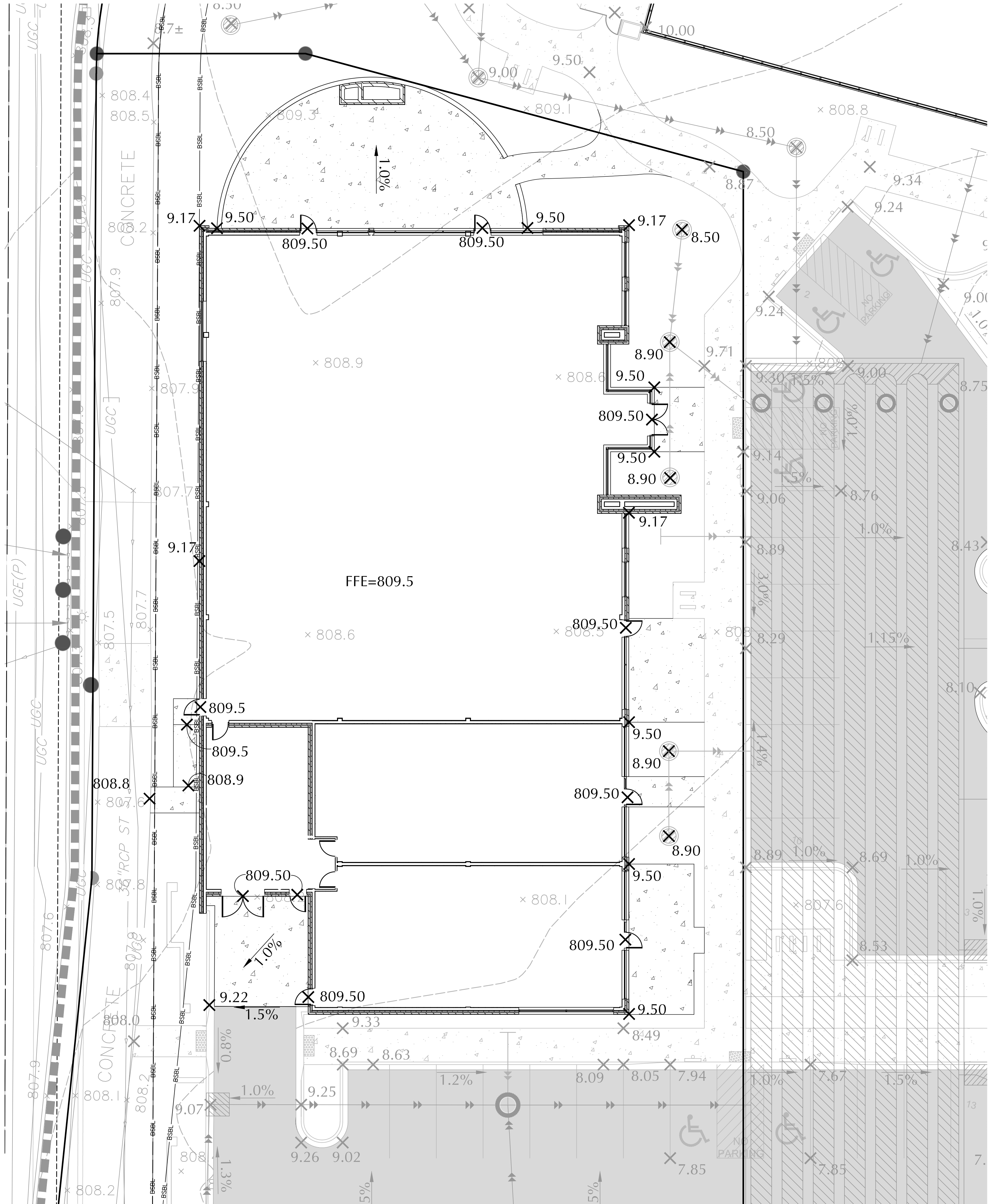
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**OVERALL SITE
SIGNAGE PLAN**

C2-2



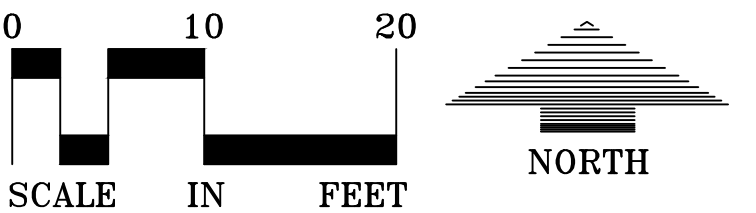
GRADING, DRAINAGE & EROSION CONTROL NOTES

1. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF BUILDINGS, VESTIBULES, SLOPED PAVING, EXIT PORCHES, RAMPS, TRUCK DOCKS, ENTRY LOCATIONS AND LOCATIONS OF DOWNSPOUTS.
2. ALL DISTURBED UNPAVED AREAS ARE TO RECEIVE MINIMUM OF 4 INCHES OF TOP SOIL AND SEED/MULCH. THESE AREAS SHALL BE WATERED/MAINTAINED BY THE CONTRACTOR UNTIL VEGETATION IS ESTABLISHED.
3. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASE OF THIS PROJECT. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY DAMAGES TO ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASE OF THIS PROJECT.
4. THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE APPROPRIATE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARDS.
5. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING THE PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
6. THE DUTY OF THE ENGINEER OR THE DEVELOPER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTORS PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTORS SAFETY MEASURES IN, OR NEAR THE CONSTRUCTION SITE.
7. BEFORE BEGINNING CONSTRUCTION THE CONTRACTOR SHALL INSTALL A TEMPORARY ROCK ENTRANCE PAD AT ALL POINTS OF VEHICLE EXIT FROM THE PROJECT SITE. SAID ROCK ENTRANCE PAD SHALL BE MAINTAINED BY THE CONTRACTOR FOR THE DURATION OF THE PROJECT. SEE DETAILS SHOWN ON DETAIL SHEETS.
8. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE ESTABLISHED AROUND THE ENTIRE SITE PERIMETER AND IN ACCORDANCE WITH NPDES PERMIT REQUIREMENTS, BEST MANAGEMENT PRACTICES, CITY REQUIREMENTS AND THE DETAILS SHOWN ON THE DETAIL SHEETS.
9. ALL ENTRANCES AND CONNECTIONS TO CITY STREETS SHALL BE CONSTRUCTED PER THE REQUIREMENTS OF THE CITY AND/OR COUNTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS AND NOTIFICATIONS AS REQUIRED.
10. ALL STREET REPAIRS AND PATCHING SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CITY. ALL TRAFFIC CONTROL SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE CITY. THIS SHALL INCLUDE ALL SIGNAGE, BARRICADES, FLASHERS AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL BE OPEN TO TRAFFIC AT ALL TIMES.
11. ADJUST ALL EXISTING STRUCTURES, BOTH PUBLIC AND PRIVATE TO THE PROPOSED GRADES WHERE DISTURBED AND COMPLY WITH ALL REQUIREMENTS OF THE UTILITY OWNERS. STRUCTURES BEING RESET TO PAVED AREAS MUST MEET OWNERS REQUIREMENTS FOR TRAFFIC.
12. STREETS MUST BE CLEANED AND SWEEP WHENEVER TRACKING OF SEDIMENTS OCCURS AND BEFORE SITES ARE LEFT IDLE FOR WEEKENDS AND HOLIDAYS. A REGULAR SWEEPING SCHEDULE MUST BE ESTABLISHED.
13. DUST MUST BE ADEQUATELY CONTROLLED.
14. SEE SWPPP FOR ADDITIONAL EROSION CONTROL NOTES AND REQUIREMENTS.
15. SEE UTILITY PLAN FOR STORM SEWER INFORMATION.
16. SPOT ELEVATIONS REPRESENT FINISHED SURFACE GRADES AT GUTTER LINE, FACE OF BUILDING, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
17. REFER TO THE GEOTECHNICAL EVALUATION REPORT, DATED APRIL 20, 2015 AS PREPARED BY BRAUN INTERTEC CORPORATION, FOR AN EXISTING SUBSURFACE SITE CONDITION ANALYSIS AND CONSTRUCTION RECOMMENDATIONS.
18. SEE UTILITY PLAN FOR STORM, WATER AND SANITARY SEWER INFORMATION.
19. SEE SITE PLAN FOR CURB AND BITUMINOUS TAPER LOCATIONS.
20. PER ADA STANDARDS, SIDEWALK CROSS SLOPES SHALL NOT EXCEED 2% AND RUNNING SLOPES SHALL NOT EXCEED 5% ALONG THE ACCESSIBLE ROUTES.

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ALPHA B
RESTAURANT

BLOOMINGTON, MN

TERRATRON

340 MAIN SUITE #200
PARK CITY, UT 84060



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ENVIRONMENTAL

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SUBMITTAL/REVISIONS

4-28-16 CITY SUBMITTAL
05-11-16 DRC SUBMITTAL

PROFESSIONAL SIGNATURE

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

License No. 45861
Date 05-11-16

QUALITY CONTROL

Loucks Project No. 146728
Project Lead NMM
Drawn By TRG
Checked By TDG
Review Date 05-11-16

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C2-1 SITE PLAN
C2-2 OVERALL SIGNAGE PLAN
C3-1 GRADING & DRAINAGE PLAN
C3-2 SWPP PLAN
C4-1 UTILITY PLAN (SANI. & WATER)
C4-2 UTILITY PLAN (STORM)
C8-1 DETAIL SHEET
C8-2 DETAIL SHEET

GRADING &
DRAINAGE
PLAN

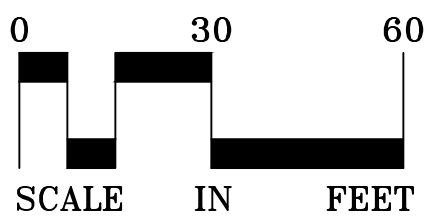
C3-1

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EXISTING CONDITIONS PROVIDED BY SUNDE LAND SURVEYING DATED FEBRUARY 15th, 2015. CONTRACTOR TO FIELD VERIFY SITE CONDITIONS AND CONTACT ENGINEER ABOUT ANY DISCREPANCIES.

BENCHMARK

TOP NUT HYDRANT LOCATED IN THE NORTHWEST QUADRANT OF 26TH AVE. S. & 82ND ST.
ELEVATION=809.17 FEET (NGVD 1929)



CALL BEFORE YOU DIG!

Gopher State One Call

TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

SWPPP NOTES

- THE NATURE OF THIS PROJECT WILL CONSIST OF CONSTRUCTING: A 148 ROOM HOTEL, PARKING STRUCTURE, RESTAURANT, & A RETAIL BUILDING WITH ASSOCIATED SURFACE PAVEMENTS, UTILITIES AND STORMWATER MANAGEMENT.
- THE INTENDED SEQUENCING OF MAJOR CONSTRUCTION ACTIVITIES ARE AS FOLLOWS:
 - INSTALL VEHICLE TRACKING BMP
 - INSTALL SILT FENCE AROUND SITE
 - CLEAR AND GRUB SITE
 - STRIP AND STOCKPILE TOPSOIL
 - REMOVE PAVEMENTS AND UTILITIES
 - CONSTRUCT STORMWATER MANAGEMENT SYSTEMS
 - INSTALL INLET PROTECTION FOR SYSTEMS
 - ROUGH GRADE SITE
 - IMPORT CLEAN FILL FOR REPLACEMENT AND BALANCE
 - INSTALL UTILITIES
 - INSTALL BUILDING FOUNDATIONS
 - INSTALL CURB AND GUTTER
 - INSTALL PAVEMENTS AND WALKS
 - FINAL GRADE SITE
 - REMOVE ACCUMULATED SEDIMENT FROM STORM WATER SYSTEMS
 - SEED AND MULCH
 - WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED, REMOVE SILT FENCE AND RESEED ANY AREAS DISTURBED BY THE REMOVAL.
- SITE DATA:

AREA OF DISTURBANCE:	4.72± AC
PRE-CONSTRUCTION IMPERVIOUS AREA:	3.68 AC
POST-CONSTRUCTION IMPERVIOUS AREA:	3.53 AC
- GENERAL SOIL TYPE: HSG B (SEE GEOTECHNICAL EVALUATION REPORT FOR DETAILED INFORMATION)
- THE LOCATION OF AREAS NOT TO BE DISTURBED MUST BE IDENTIFIED WITH FLAGS, STAKES, SIGNS, SILT FENCE, ETC. BEFORE CONSTRUCTION BEGINS.
- ALL DISTURBED GROUND LEFT INACTIVE FOR FOURTEEN (14) OR MORE DAYS SHALL BE STABILIZED BY SEEDING OR SODDING (ONLY AVAILABLE PRIOR TO SEPTEMBER 15) OR BY MULCHING OR COVERING OR OTHER EQUIVALENT CONTROL MEASURE.
- ON SLOPES 3:1 OR GREATER MAINTAIN SHEET FLOW AND MINIMIZE RILLS AND/OR GULLIES. SLOPE LENGTHS CAN NOT BE GREATER THAN 75 FEET.
DENOTES SLOPES GREATER THAN 3:1. ALL 3:1 SLOPES TO BE STABILIZED WITH EROSION CONTROL BLANKET
- ALL STORM DRAINS AND INLETS MUST BE PROTECTED UNTIL ALL SOURCES OF POTENTIAL DISCHARGE ARE STABILIZED.
- TEMPORARY SOIL STOCKPILES MUST HAVE EFFECTIVE SEDIMENT CONTROL AND CAN NOT BE PLACED IN SURFACE WATERS OR STORM WATER CONVEYANCE SYSTEMS. TEMPORARY STOCKPILES WITHOUT SIGNIFICANT AMOUNT OF SILT, CLAY, OR ORGANIC COMPOUNDS ARE EXEMPT EX. CLEAN AGGREGATE STOCK PILES, DEMOLITION CONCRETE STOCKPILES, SAND STOCKPILES.
- SEDIMENT LADEN WATER MUST BE DISCHARGED TO A SEDIMENTATION BASIN WHENEVER POSSIBLE. IF NOT POSSIBLE, IT MUST BE TREATED WITH THE APPROPRIATE BMP'S.
- SOLID WASTE MUST BE DISPOSED OF PROPERLY AND MUST COMPLY WITH MPCA DISPOSAL REQUIREMENTS.
- EXTERNAL WASHING OF CONSTRUCTION VEHICLES MUST BE LIMITED TO A DEFINED AREA OF THE SITE. RUNOFF MUST BE PROPERLY CONTAINED.
- NO ENGINE DEGREASING IS ALLOWED ON SITE.
- THE OWNER WHO SIGNS THE NPDES PERMIT APPLICATION IS A PERMITTEE AND IS RESPONSIBLE FOR COMPLIANCE WITH ALL TERMS AND CONDITIONS OF THE PERMIT. THE OPERATOR (CONTRACTOR WHO SIGNS THE NPDES PERMIT APPLICATION) IS A PERMITTEE FOR PARTS II.B., PART II.C., PART II.B.F., PART V., PART IV. AND APPLICABLE CONSTRUCTION ACTIVITY REQUIREMENTS FOUND IN APPENDIX A, PART C. OF THE NPDES PERMIT AND IS JOINTLY RESPONSIBLE WITH THE OWNER FOR COMPLIANCE WITH THOSE PORTIONS OF THE PERMIT.
- TERMINATION OF COVERAGE (PERMITTEE)S WISHING TO TERMINATE COVERAGE MUST SUBMIT A NOTICE OF TERMINATION (NOTI) TO THE MPCA. ALL PERMITTEES MUST SUBMIT A NOTI WITHIN 30 DAYS AFTER ONE OR MORE OF THE FOLLOWING CONDITIONS HAVE BEEN MET.
 - FINAL STABILIZATION, PER NPDES PERMIT PART IV.G. HAS BEEN ACHIEVED ON ALL PORTIONS OF THE SITE FOR WHICH THE PERMITTEE IS RESPONSIBLE.

CITY OF BLOOMINGTON STANDARD NOTES

- TEMPORARY STREET SIGNS, LIGHTING, AND ADDRESSES SHALL BE PROVIDED DURING CONSTRUCTION.
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- PUBLIC WORKS PERMIT APPLICATION FOR UNDERGROUND WORK WITHIN THE RIGHT-OF-WAY IS REQUIRED PRIOR TO REMOVAL OR INSTALLATION OF SANITARY, WATER OR STORM WORK WITHIN THE LINDAU LANE PUBLIC RIGHT-OF-WAY. CONTACT UTILITIES AT 952-563-4568 FOR PERMIT APPLICATION AND FOR FEE INFORMATION.
- RESTORE CITY STREET BY COMPLYING WITH THE CITY STREET IMPROVEMENT POLICY; CONTACT UTILITIES (952-563-4568) FOR THE REQUIREMENTS AND SHOW THIS ON THE PLAN.
- CONTRACTOR SHALL OBTAIN HENNEPIN COUNTY PERMIT FOR WORK WITHIN 24TH AVENUE RIGHT-OF-WAY. CONTACT HENNEPIN COUNTY PERMIT ENGINEER AT 612-596-0336 FOR PERMIT APPLICATION AND FEE INFORMATION.
- ALL PARKING STALLS TO BE PAINTED WITH WHITE STRIPING.
- ALL CONSTRUCTION AND POST-CONSTRUCTION PARKING SHALL BE ON-SITE - NO ON-STREET PARKING/LOADING/UNLOADING ALLOWED.
- ALL PUBLIC SIDEWALKS SHALL NOT BE OBSTRUCTED.
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- INSTALL CROSSWALK PAVEMENT MARKINGS IN ACCORDANCE WITH MUTCD.
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TYPICAL SUBSURFACE SOIL STRATUM

STRATUM	DEPTH TO BASE OF STRATUM BELOW EXISTING GRADE	MATERIAL DESCRIPTION
1	0 TO 18 FEET	FILL
2	4 TO 14 FEET	ML AND CL
3	4 TO 41 FEET	SM, SP-SM, AND SP
4	TERMINATION DEPTH OF 16 TO 41 FEET	SP AND SP-SM

*SEE GEOTECHNICAL REPORT AS PART OF SWPPP FOR ADDITIONAL SOILS INFORMATION

PERMANENT STORMWATER MANAGEMENT

X	INFILTRATION
	STORMWATER HARVEST AND REUSE
	FILTRATION
	WET SEDIMENTATION BASIN
	REGIONAL PONDING

SWPPP LEGEND

- SF — SILT FENCE
- INLET PROTECTION
- EXISTING DRAINAGE PATTERN
- PROPOSED DRAINAGE PATTERN

PROJECT LOCATION

COUNTY	TOWNSHIP	LATITUDE	LONGITUDE
HENNEPIN	27	44.856067	-93.236650

SWPPP DESIGNER

UNIVERSITY OF MINNESOTA

Trevor Gruys

Design of Construction SWPPP (May 31 2017)

If your certification expires on May 31, 2015, you must take a class in Winter 2014-2015 to maintain certification.

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RESTAURANT

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Project Lead NMM
Drawn By TRG
Checked By TDG
Review Date 05-11-16

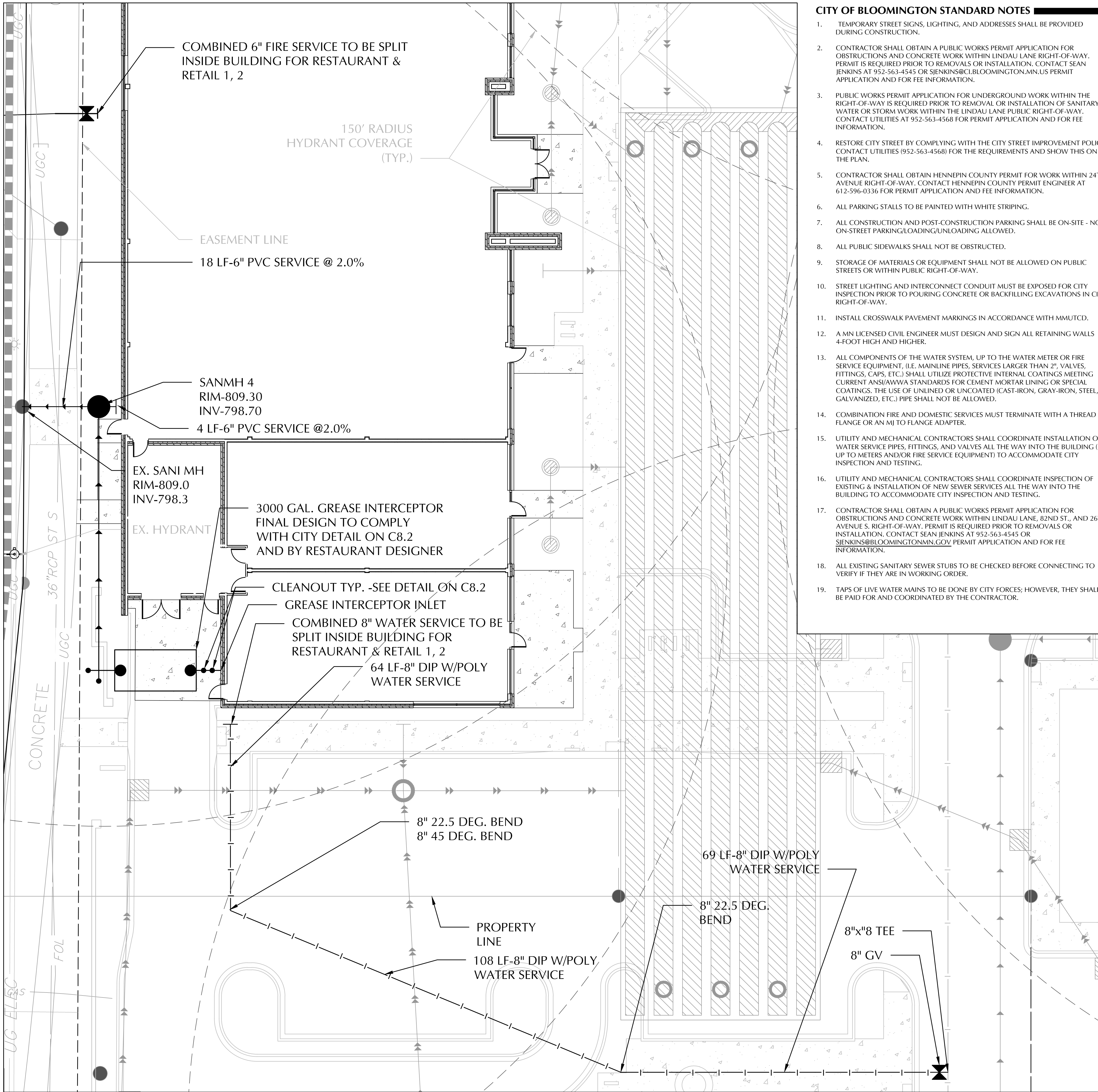
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STORM WATER
POLLUTION
PREVENTION
PLAN

C3-2

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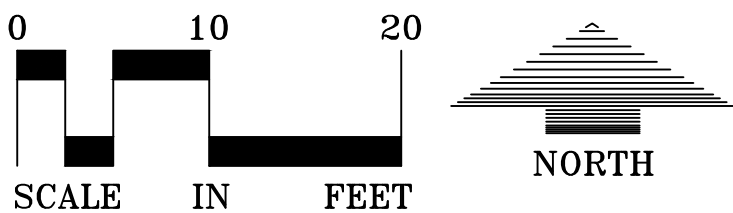
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18. ALL EXISTING SANITARY SEWER STUBS TO BE CHECKED BEFORE CONNECTING TO VERIFY IF THEY ARE IN WORKING ORDER.
19. TAPS OF LIVE WATER MAINS TO BE DONE BY CITY FORCES; HOWEVER, THEY SHALL BE PAID FOR AND COORDINATED BY THE CONTRACTOR.

UTILITY PLAN NOTES

1. ALL SANITARY SEWER, STORM SEWER AND WATERMAIN UTILITIES SHALL BE FURNISHED AND INSTALLED PER THE REQUIREMENTS OF THE SPECIFICATIONS, THE CITY AND THE STANDARD UTILITIES SPECIFICATION OF THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), 1999 EDITION.
2. SEE DETAIL SHEET AND THE CONTRACT SPECIFICATIONS FOR SPECIFIC UTILITY DETAILS.
3. ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CITY. THE CITY DEPARTMENT OF ENGINEERING AND BUILDING INSPECTIONS DEPARTMENT AND THE CONSTRUCTION ENGINEER MUST BE NOTIFIED AT LEAST 48 HOURS PRIOR TO ANY WORK WITHIN THE PUBLIC RIGHT OF WAY, OR WORK IMPACTING PUBLIC UTILITIES.
4. THE CONTRACTOR SHALL NOTIFY GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS PRIOR TO PERFORMING ANY EXCAVATION OR UNDERGROUND WORK.
5. THE CONTRACTOR SHALL FIELD ADJUST WATERMAIN TO AVOID CONFLICTS WITH SANITARY SEWER, STORM SEWER, AND SERVICES AS REQUIRED.
6. ALL STREET REPAIRS AND PATCHING SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CITY. ALL TRAFFIC CONTROL SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) AND THE CITY. THIS SHALL INCLUDE ALL SIGNAGE, BARRICADES, FLASHERS AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL BE OPEN TO TRAFFIC AT ALL TIMES. NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT THE EXPRESSED AUTHORITY OF OF THE CITY.
7. ALL UTILITY PIPE BEDDING SHALL BE COMPACTED SAND OR FINE GRANULAR MATERIAL PER THE REQUIREMENTS OF THE CITY. ALL COMPACTION SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CEAM SPECIFICATION.
8. ADJUST ALL EXISTING STRUCTURES, BOTH PUBLIC AND PRIVATE TO THE PROPOSED GRADES WHERE DISTURBED AND COMPLY WITH ALL REQUIREMENTS OF THE UTILITY OWNERS. STRUCTURES BEING RESET TO PAVED AREAS MUST MEET OWNERS REQUIREMENTS FOR TRAFFIC LOADING.
9. ALL NEW WATERMAIN AND SERVICES MUST HAVE A MINIMUM OF 8.0 FEET AND A MAXIMUM OF 10 FEET OF COVER.
10. PROPOSED PIPE MATERIALS:

STORM SEWER PERFORATED	ALUMINIZED CSP, OR HDPE-INFILTRATION SYSTEM ONLY	48" DIAMETER
STORM SEWER	DUAL WALL HDPE	12" TO 24" DIAMETER
STORM SEWER	RCP	24" DIAMETER
STORM SEWER	SCHEDULE 40 PVC	8" DIAMETER
WATERMAIN	CLASS 52 DIP W/8 MIL. MIN. POLYWRAP	6" TO 8" DIAMETER
SANITARY SEWER	SCHEDULE 40 PVC SDR 26	8" DIAMETER
SANITARY SEWER	PVC	4" TO 8" DIAMETER
11. ALL PORTIONS OF THE STORM SEWER SYSTEM, INCLUDING CATCH BASINS, LOCATED WITHIN 10 FEET OF THE BUILDING OR WATER SERVICE LINE MUST BE TESTED ACCORDANCE WITH MINNESOTA RULES, PART 4715.2820
12. ALL JOINTS AND CONNECTIONS IN THE STORM SEWER SYSTEM SHALL BE GASTIGHT OR WATERTIGHT (SEE MINNESOTA RULES, PART 4715.0700). APPROVED RESILIENT RUBBER JOINTS MUST BE USED TO MAKE WATERTIGHT CONNECTIONS TO MANHOLES, CATCHBASINS, AND OTHER STRUCTURES.
13. HDPE PIPE CONNECTIONS INTO ALL CONCRETE STRUCTURES SHALL BE MADE WITH WATER TIGHT MATERIALS, UTILIZING AN A-LOK OR WATERSTOP GASKET OR BOOT, CAST-IN-PLACE RUBBER BOOT, OR APPROVED EQUAL. WHERE THE ALIGNMENT PRECLUDES THE USE OF THE ABOVE APPROVED WATERTIGHT METHODS, CONSEAL 231 WATERSTOP SEALANT, OR APPROVED EQUAL WILL ONLY BE ALLOWED AS APPROVED BY THE ENGINEER.
14. HIGH-DENSITY POLYETHYLENE (HDPE) STORM DRAINS MUST COMPLY WITH MINNESOTA RULES, PART 4715.0540:
 - a. PIPES 4-INCH TO 10-INCH IN SIZE MUST COMPLY WITH AASHTO M252.
 - b. PIPES 12-INCH TO 60-INCH IN SIZE MUST COMPLY WITH ASTM F2306.
 - c. ALL FITTINGS MUST COMPLY WITH ASTM D3212.
 - d. WATER-TIGHT JOINTS MUST BE USED AT ALL CONNECTIONS INCLUDING STRUCTURES.
15. INTERIOR CHIMNEY SEALS SHALL BE INSTALLED ON ALL SANITARY SEWER MANHOLES (SEE DETAIL)
16. CONTRACTOR SHALL CONTACT UTILITIES DIVISION (952-563-8777) REGARDING PERMIT FOR STORM SEWER CONSTRUCTION.
17. ALL WET-TAP CONNECTIONS TO BE DONE BY THE CITY.
18. 10 FEET OF HORIZONTAL & 18" OF VERTICAL SEPARATION TO MAINTAINED AT ALL TIMES BETWEEN SANITARY SEWER & WATERMAIN WHERE PIPES ARE RUNNING PARALLEL.



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Nicholas M. Mammel
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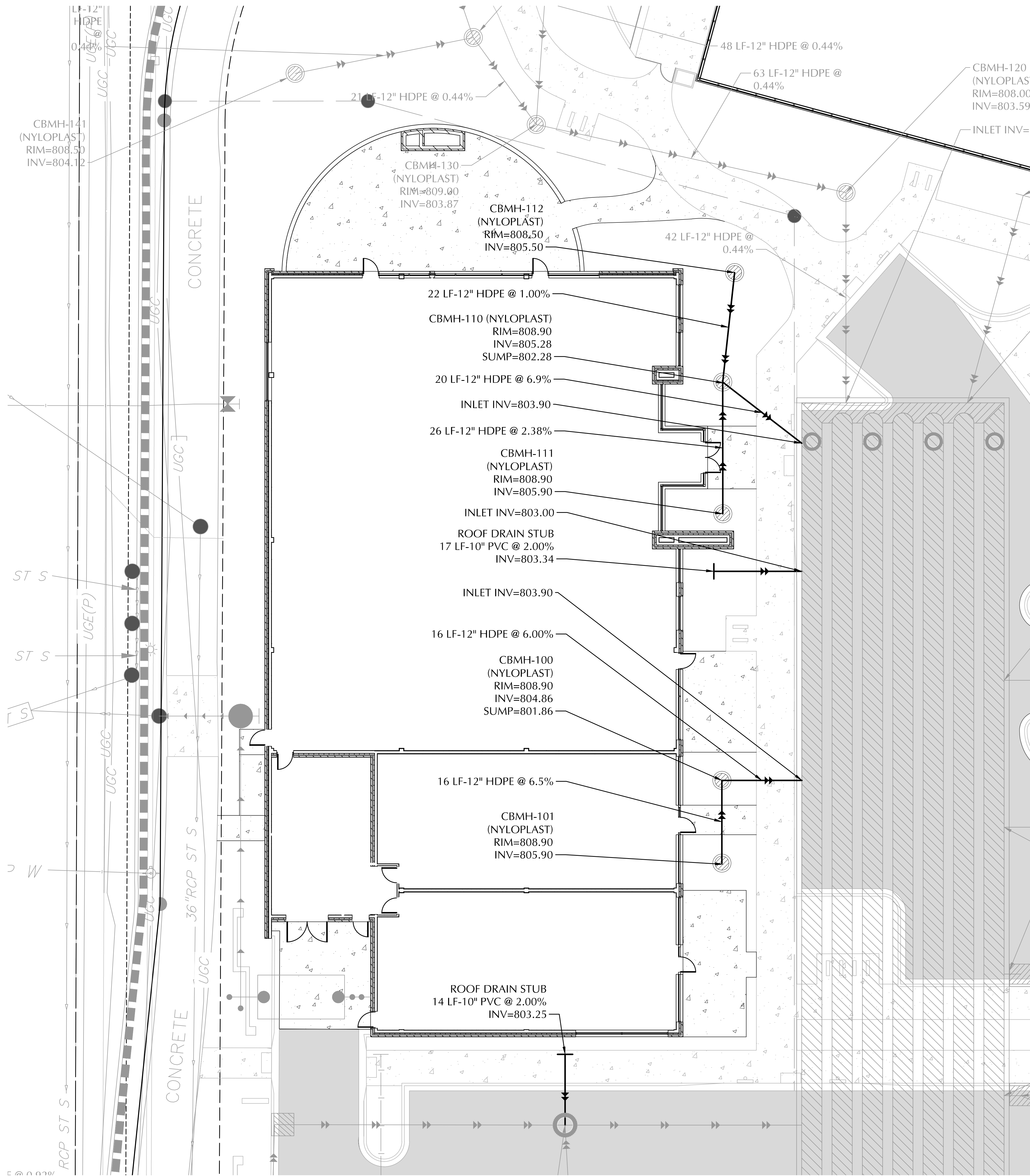
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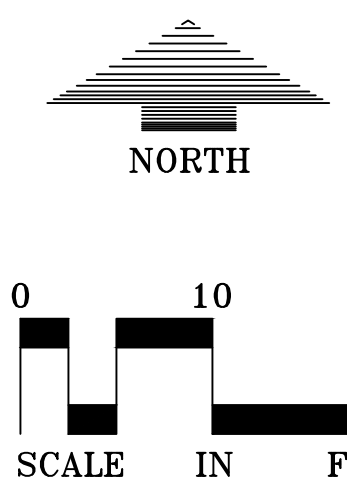
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SANITARY
SEWER &
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C4-1



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- ALL SANITARY SEWER, STORM SEWER AND WATERMAIN UTILITIES SHALL BE FURNISHED AND INSTALLED PER THE REQUIREMENTS OF THE SPECIFICATIONS, THE CITY AND THE STANDARD UTILITIES SPECIFICATION OF THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), 1999 EDITION.
 - SEE DETAIL SHEET AND THE CONTRACT SPECIFICATIONS FOR SPECIFIC UTILITY DETAILS.
 - ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CITY. THE CITY DEPARTMENT OF ENGINEERING AND BUILDING INSPECTIONS DEPARTMENT AND THE CONSTRUCTION ENGINEER MUST BE NOTIFIED AT LEAST 48 HOURS PRIOR TO ANY WORK WITHIN THE PUBLIC RIGHT OF WAY, OR WORK IMPACTING PUBLIC UTILITIES.
 - THE CONTRACTOR SHALL NOTIFY GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS PRIOR TO PERFORMING ANY EXCAVATION OR UNDERGROUND WORK.
 - THE CONTRACTOR SHALL FIELD ADJUST WATERMAIN TO AVOID CONFLICTS WITH SANITARY SEWER, STORM SEWER, AND SERVICES AS REQUIRED.
 - ALL STREET REPAIRS AND PATCHING SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CITY. ALL TRAFFIC CONTROL SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) AND THE CITY. THIS SHALL INCLUDE ALL SIGNAGE, BARRICADES, FLASHERS AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL BE OPEN TO TRAFFIC AT ALL TIMES. NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT THE EXPRESSED AUTHORITY OF OF THE CITY.
 - ALL UTILITY PIPE BEDDING SHALL BE COMPACTED SAND OR FINE GRANULAR MATERIAL PER THE REQUIREMENTS OF THE CITY. ALL COMPACTION SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CEAM SPECIFICATION.
 - ADJUST ALL EXISTING STRUCTURES, BOTH PUBLIC AND PRIVATE TO THE PROPOSED GRADES WHERE DISTURBED AND COMPLY WITH ALL REQUIREMENTS OF THE UTILITY OWNERS. STRUCTURES BEING RESET TO PAVED AREAS MUST MEET OWNERS REQUIREMENTS FOR TRAFFIC LOADING.
 - ALL NEW WATERMAIN AND SERVICES MUST HAVE A MINIMUM OF 8.0 FEET AND A MAXIMUM OF 10 FEET OF COVER.
 - PROPOSED PIPE MATERIALS:

STORM SEWER PERFORATED	ALUMINIZED CSP, OR HDPE-INFILTRATION SYSTEM ONLY	48" DIAMETER
STORM SEWER	DUAL WALL HDPE	12" TO 24" DIAMETER
STORM SEWER	RCP	24" DIAMETER
STORM SEWER	SCHEDULE 40 PVC	8" DIAMETER
WATERMAIN	CLASS 52 DIP W/8 MIL. MIN. POLYWRAP	6" TO 8" DIAMETER
SANITARY SEWER	SCHEDULE 40 PVC SDR 26	8" DIAMETER
SANITARY SEWER	DIP	8" DIAMETER
 - ALL PORTIONS OF THE STORM SEWER SYSTEM, INCLUDING CATCH BASINS, LOCATED WITHIN 10 FEET OF THE BUILDING OR WATER SERVICE LINE MUST BE TESTED ACCORDANCE WITH MINNESOTA RULES, PART 4715.2820
 - ALL JOINTS AND CONNECTIONS IN THE STORM SEWER SYSTEM SHALL BE GASTIGHT OR WATERTIGHT (SEE MINNESOTA RULES, PART 4715.0700). APPROVED RESILIENT RUBBER JOINTS MUST BE USED TO MAKE WATERTIGHT CONNECTIONS TO MANHOLES, CATCHBASINS, AND OTHER STRUCTURES.
 - HDPE PIPE CONNECTIONS INTO ALL CONCRETE STRUCTURES SHALL BE MADE WITH WATER TIGHT MATERIALS, UTILIZING AN A-LOK OR WATERSTOP GASKET OR BOOT, CAST-IN-PLACE RUBBER BOOT, OR APPROVED EQUAL. WHERE THE ALIGNMENT PRECLUDES THE USE OF THE ABOVE APPROVED WATERTIGHT METHODS, CONSEAL 231 WATERSTOP SEALANT, OR APPROVED EQUAL WILL ONLY BE ALLOWED AS APPROVED BY THE ENGINEER.
 - HIGH-DENSITY POLYETHYLENE (HDPE) STORM DRAINS MUST COMPLY WITH MINNESOTA RULES, PART 4715.0540:
 - PIPES 4-INCH TO 10-INCH IN SIZE MUST COMPLY WITH AASHTO M252.
 - PIPES 12-INCH TO 60-INCH IN SIZE MUST COMPLY WITH ASTM F2306.
 - ALL FITTINGS MUST COMPLY WITH ASTM D3212.
 - WATER-TIGHT JOINTS MUST BE USED AT ALL CONNECTIONS INCLUDING STRUCTURES.
 - INTERIOR CHIMNEY SEALS SHALL BE INSTALLED ON ALL SANITARY SEWER MANHOLES (SEE DETAIL)
 - CONTRACTOR SHALL CONTACT UTILITIES DIVISION (952-563-8777) REGARDING PERMIT FOR STORM SEWER CONSTRUCTION.
 - ALL WET-TAP CONNECTIONS TO BE DONE BY THE CITY.
 - 10 FEET OF HORIZONTAL & 18" OF VERTICAL SEPARATION TO MAINTAINED AT ALL TIMES BETWEEN SANITARY SEWER & WATERMAIN WHERE PIPES ARE RUNNING PARALLEL.
- ### CITY OF BLOOMINGTON STANDARD NOTES
- TEMPORARY STREET SIGNS, LIGHTING, AND ADDRESSES SHALL BE PROVIDED DURING CONSTRUCTION.
 - CONTRACTOR SHALL OBTAIN A PUBLIC WORKS PERMIT APPLICATION FOR OBSTRUCTIONS AND CONCRETE WORK WITHIN LINDAU LANE RIGHT-OF-WAY. PERMIT IS REQUIRED PRIOR TO REMOVALS OR INSTALLATION. CONTACT SEAN JENKINS AT 952-563-4545 OR SJENKINS@CL.BLOOMINGTON.MN.US PERMIT APPLICATION AND FOR FEE INFORMATION.
 - PUBLIC WORKS PERMIT APPLICATION FOR UNDERGROUND WORK WITHIN THE RIGHT-OF-WAY IS REQUIRED PRIOR TO REMOVAL OR INSTALLATION OF SANITARY, WATER OR STORM WORK WITHIN THE LINDAU LANE PUBLIC RIGHT-OF-WAY. CONTACT UTILITIES AT 952-563-4568 FOR PERMIT APPLICATION AND FOR FEE INFORMATION.
 - RESTORE CITY STREET BY COMPLYING WITH THE CITY STREET IMPROVEMENT POLICY; CONTACT UTILITIES (952-563-4568) FOR THE REQUIREMENTS AND SHOW THIS ON THE PLAN.
 - CONTRACTOR SHALL OBTAIN HENNEPIN COUNTY PERMIT FOR WORK WITHIN 24TH AVENUE RIGHT-OF-WAY. CONTACT HENNEPIN COUNTY PERMIT ENGINEER AT 612-596-0336 FOR PERMIT APPLICATION AND FEE INFORMATION.
 - ALL PARKING STALLS TO BE PAINTED WITH WHITE STRIPING.
 - ALL CONSTRUCTION AND POST-CONSTRUCTION PARKING SHALL BE ON-SITE - NO ON-STREET PARKING/LOADING/UNLOADING ALLOWED.
 - ALL PUBLIC SIDEWALKS SHALL NOT BE OBSTRUCTED.
 - STORAGE OF MATERIALS OR EQUIPMENT SHALL NOT BE ALLOWED ON PUBLIC STREETS OR WITHIN PUBLIC RIGHT-OF-WAY.
 - STREET LIGHTING AND INTERCONNECT CONDUIT MUST BE EXPOSED FOR CITY INSPECTION PRIOR TO POURING CONCRETE OR BACKFILLING EXCAVATIONS IN CITY RIGHT-OF-WAY.
 - INSTALL CROSSWALK PAVEMENT MARKINGS IN ACCORDANCE WITH MMUTCD.
 - A MN LICENSED CIVIL ENGINEER MUST DESIGN AND SIGN ALL RETAINING WALLS 4-FOOT HIGH AND HIGHER.
 - ALL COMPONENTS OF THE WATER SYSTEM, UP TO THE WATER METER OR FIRE SERVICE EQUIPMENT, (I.E. MAINLINE PIPES, SERVICES LARGER THAN 2", VALVES, FITTINGS, CAPS, ETC.) SHALL UTILIZE PROTECTIVE INTERNAL COATINGS MEETING CURRENT ANSI/AWWA STANDARDS FOR CEMENT MORTAR LINING OR SPECIAL COATINGS. THE USE OF UNLINED OR UNCOATED (CAST-IRON, GRAY-IRON, STEEL, GALVANIZED, ETC.) PIPE SHALL NOT BE ALLOWED.
 - COMBINATION FIRE AND DOMESTIC SERVICES MUST TERMINATE WITH A THREAD ON FLANGE OR AN MJ TO FLANGE ADAPTER.
 - UTILITY AND MECHANICAL CONTRACTORS SHALL COORDINATE INSTALLATION OF WATER SERVICE PIPES, FITTINGS, AND VALVES ALL THE WAY INTO THE BUILDING (I.E. UP TO METERS AND/OR FIRE SERVICE EQUIPMENT) TO ACCOMMODATE CITY INSPECTION AND TESTING.
 - UTILITY AND MECHANICAL CONTRACTORS SHALL COORDINATE INSTALLATION OF SEWER SERVICES ALL THE WAY INTO THE BUILDING TO ACCOMMODATE CITY INSPECTION AND TESTING.
 - TAPS OF LIVE WATER MAINS TO BE DONE BY CITY FORCES; HOWEVER, THEY SHALL BE PAID FOR AND COORDINATED BY THE CONTRACTOR.



BENCHMARK

TOP NUT HYDRANT LOCATED IN THE NORTHWEST QUADRANT OF 26TH AVE. S. & 82ND ST.
ELEVATION=809.17 FEET (NGVD 1929)

WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND / OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

ALPHA B
RESTAURANT
BLOOMINGTON, MN

TERRATRON
340 MAIN SUITE #200
PARK CITY, UT 84060

Loucks
PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
7200 Hemlock Lane, Suite 300
Maple Grove, MN 55369
763.424.5505
www.loucksincc.com

CADD QUALIFICATION

CADD files prepared by the Consultant for this project are instruments of the Consultant's professional services for use solely with respect to this project. These CADD files shall not be used on other projects, for additions to this project, or for completion of this project by others without written approval by the Consultant. With the Consultant's approval, others may be permitted to obtain copies of the CADD drawing files for information and reference only. All intentional or unintentional revisions, additions, or deletions to these CADD files shall be made at the full risk of that party making such revisions, additions or deletions and that party shall hold harmless and indemnify the Consultant from any & all responsibilities, claims, and liabilities.

SUBMITTAL/REVISIONS

4-28-16	CITY SUBMITTAL
05-11-16	DRC SUBMITTAL

PROFESSIONAL SIGNATURE

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Nicholas M. Munnell - PE
License No. 45861
Date 05-11-16

QUALITY CONTROL

Loucks Project No.	146728
Project Lead	NMM
Drawn By	TRG
Checked By	TDG
Review Date	05-11-16

SHEET INDEX

C2-1	SITE PLAN
C2-2	OVERALL SIGNAGE PLAN
C3-1	GRADING & DRAINAGE PLAN
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C4-1	UTILITY PLAN (SANI. & WATER)
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UTILITY PLAN
STORM SEWER
C4-2



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SUBMITTAL/REVISIONS

4-28-16	CITY SUBMITTAL
05-11-16	DRC SUBMITTAL

PROFESSIONAL SIGNATURE

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

License No. 45861
Date 05-11-16

QUALITY CONTROL

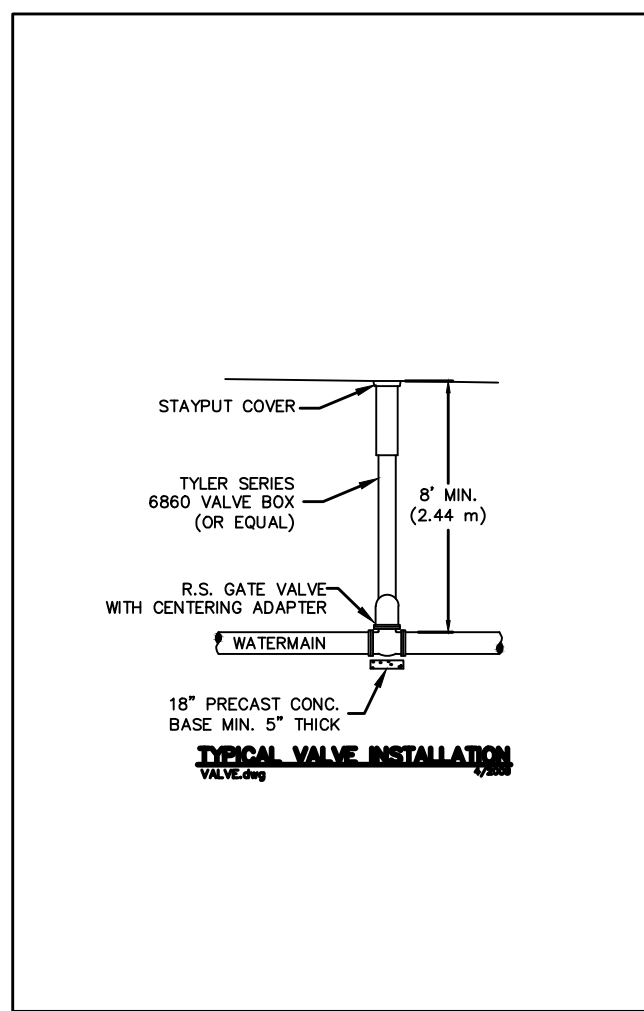
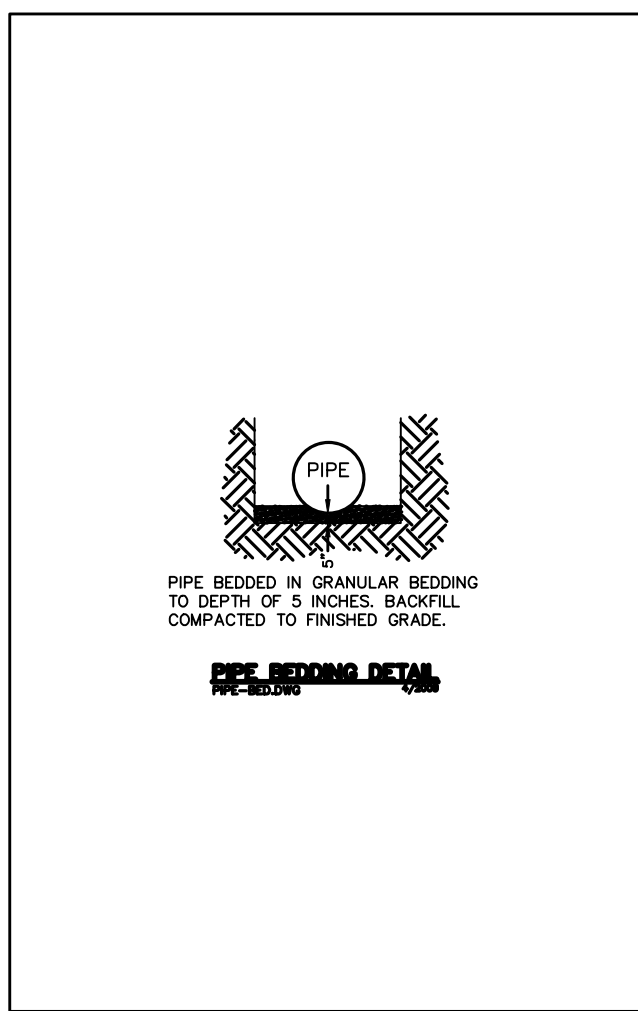
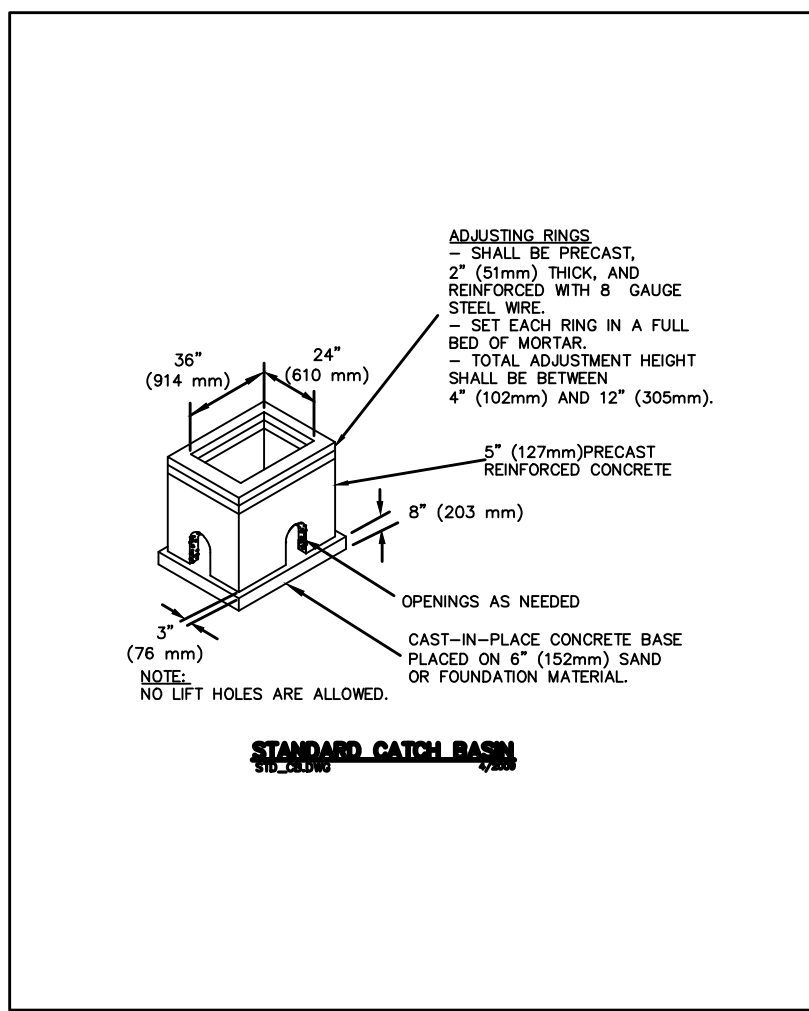
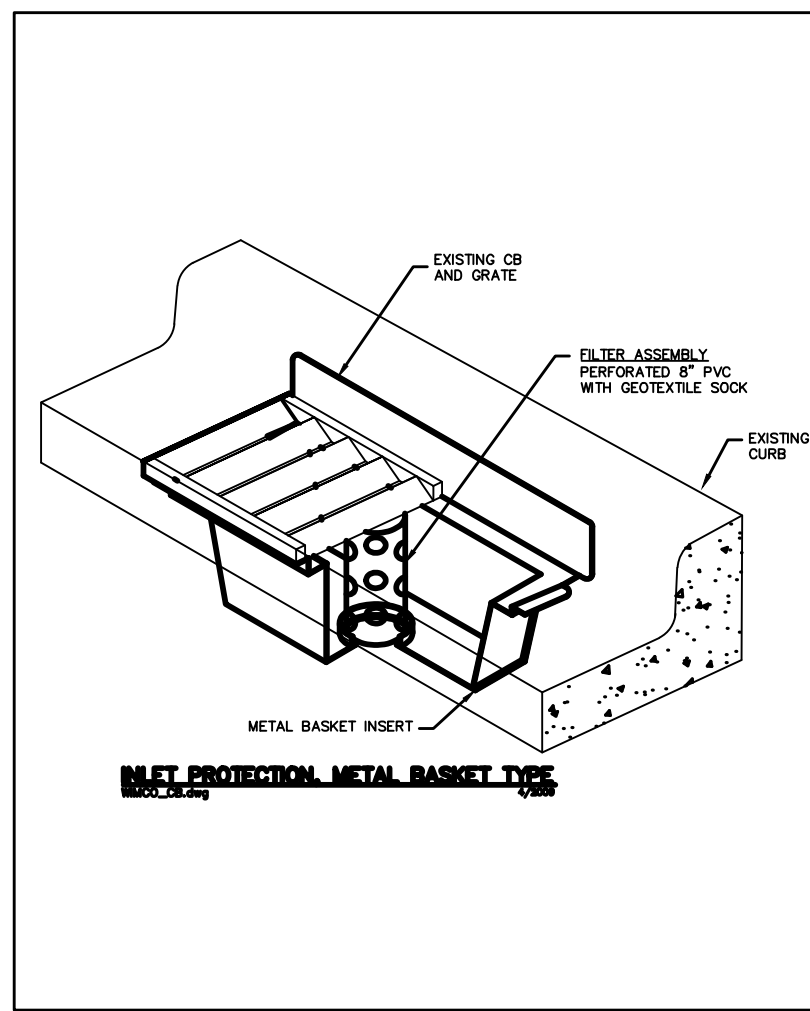
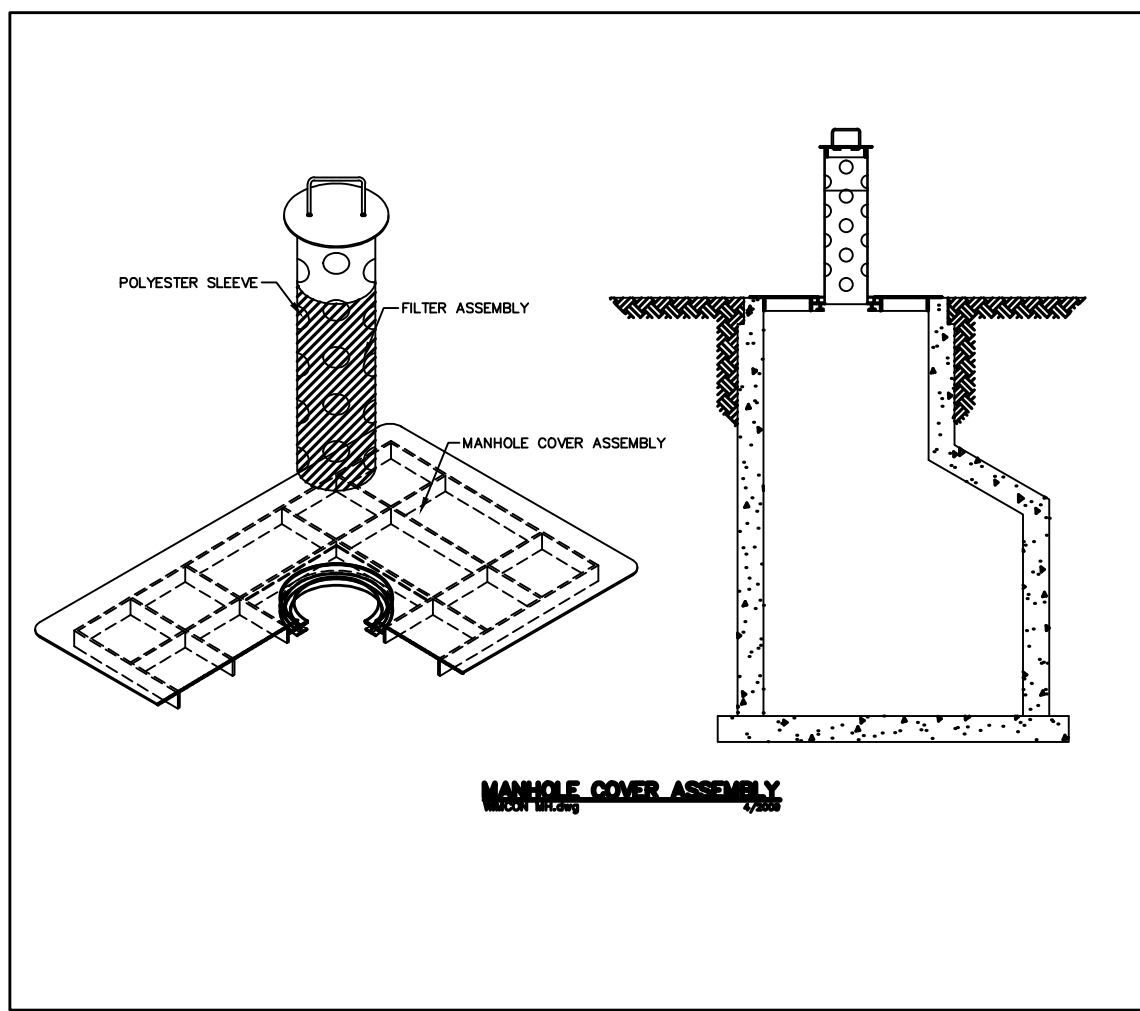
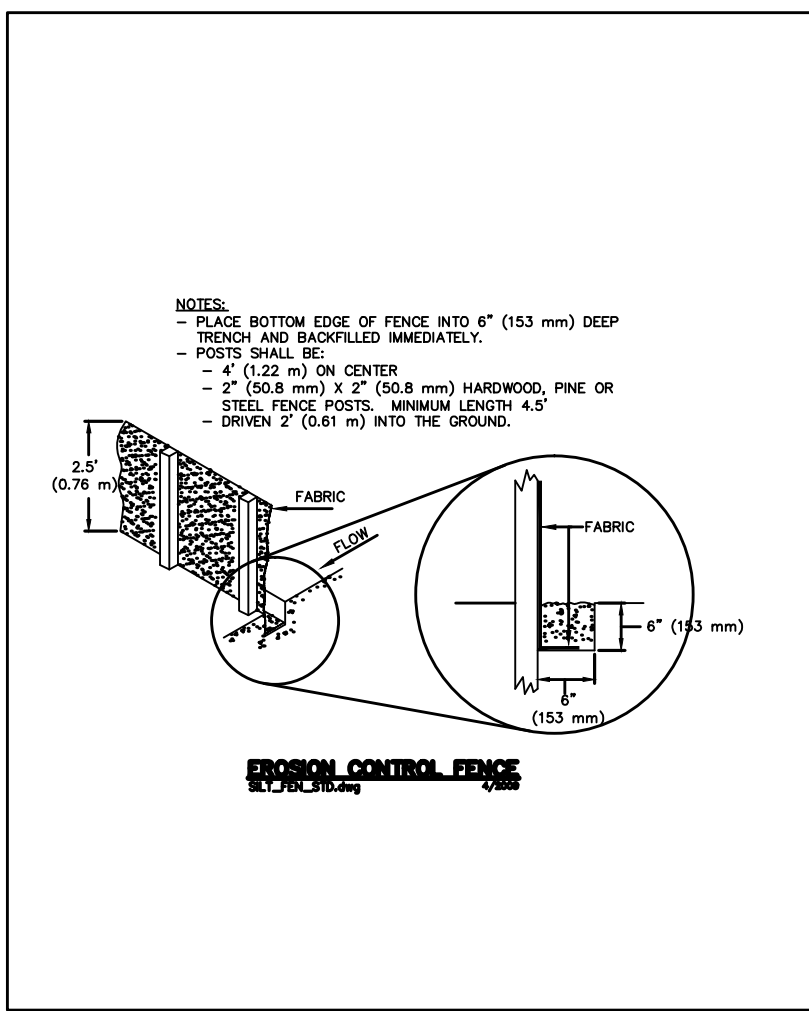
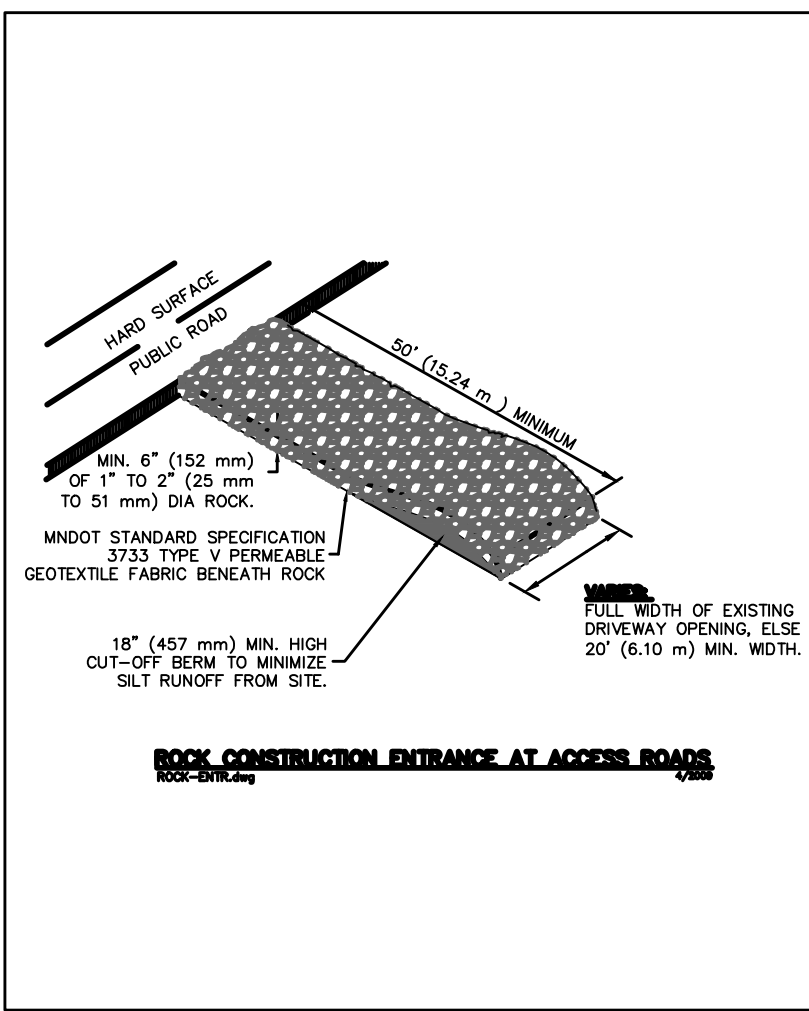
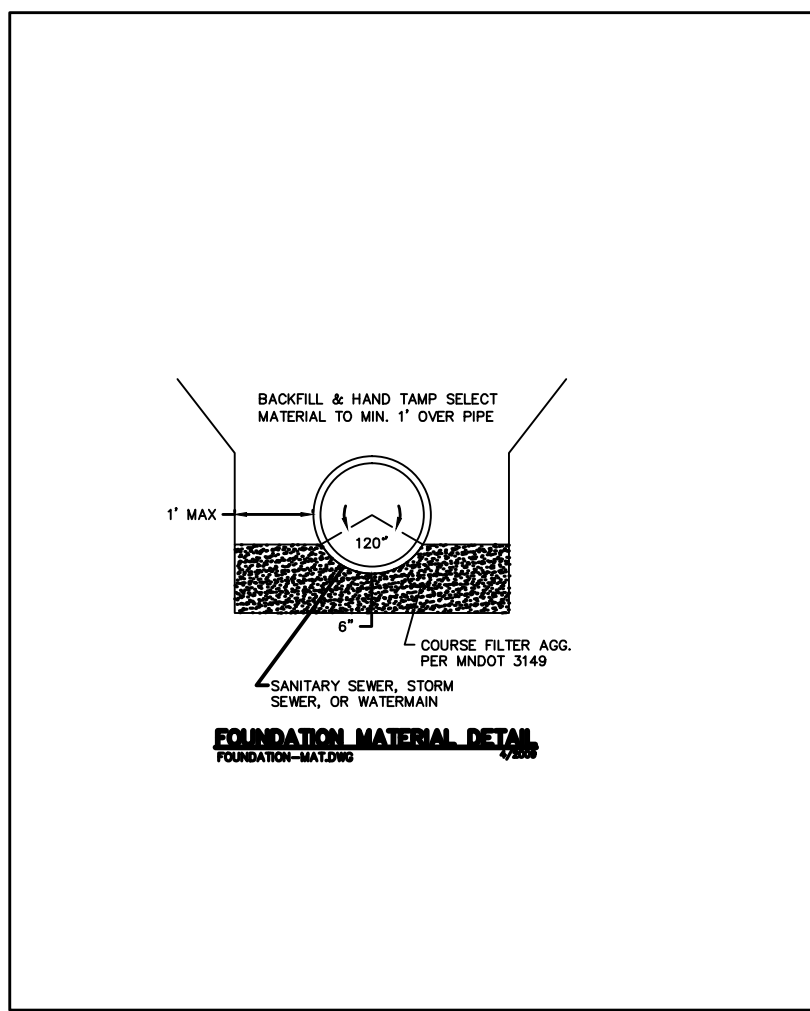
Loucks Project No. 14672B
Project Lead NMM
Drawn By TRG
Checked By TDG
Review Date 05-11-16

SHEET INDEX

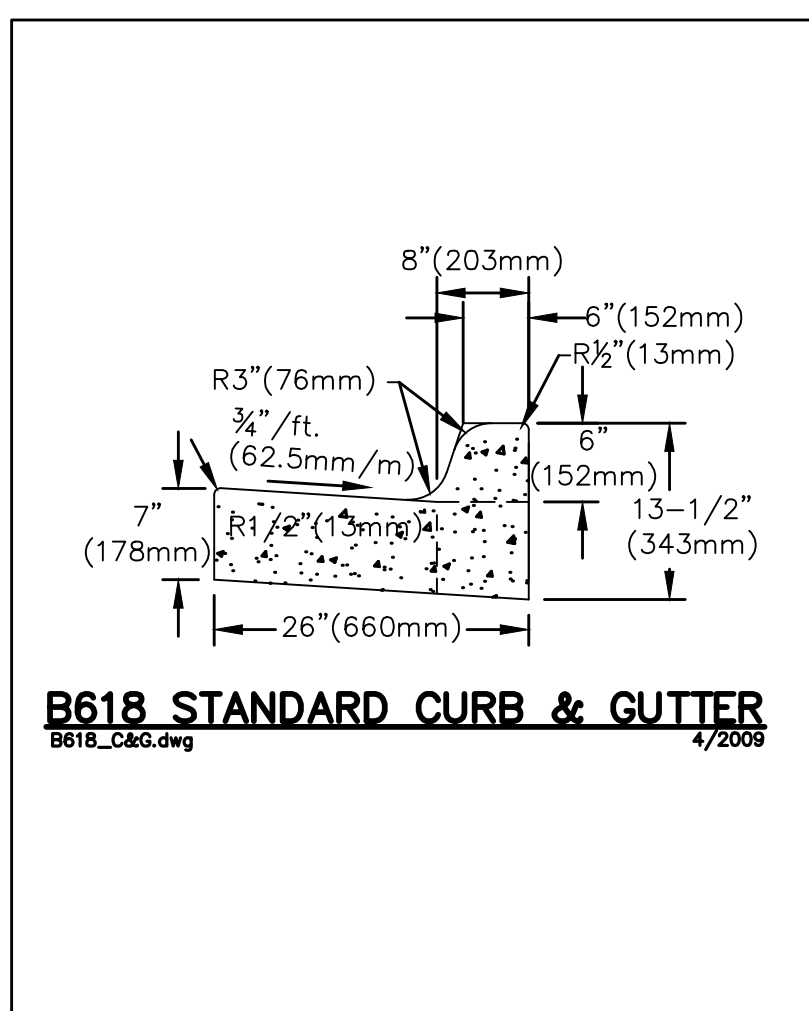
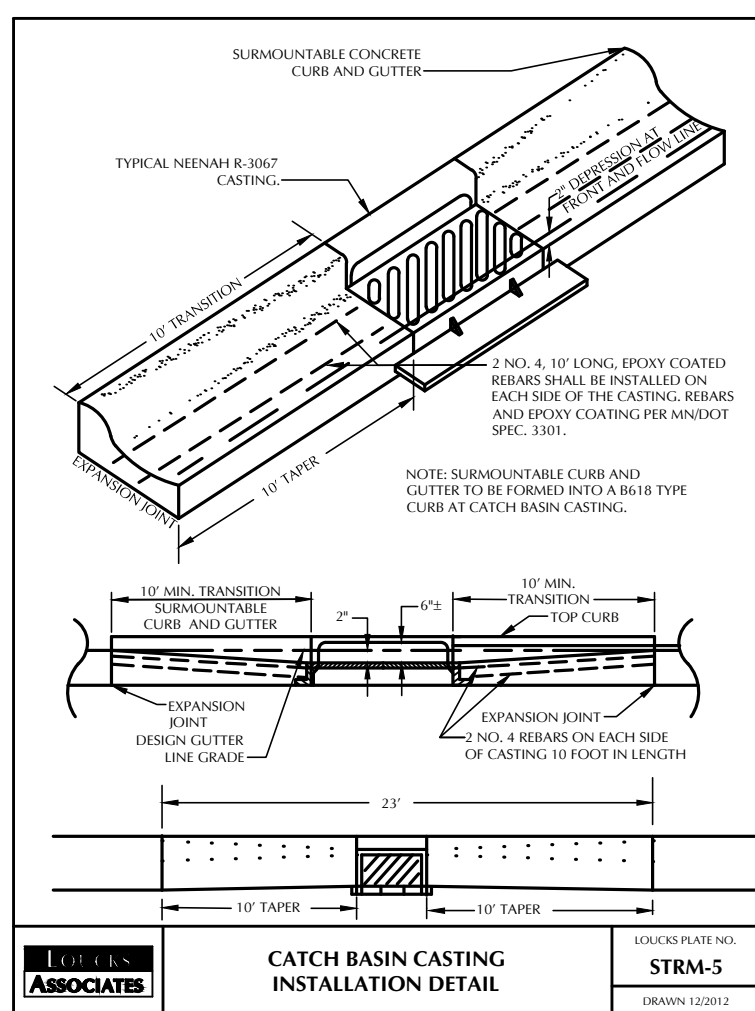
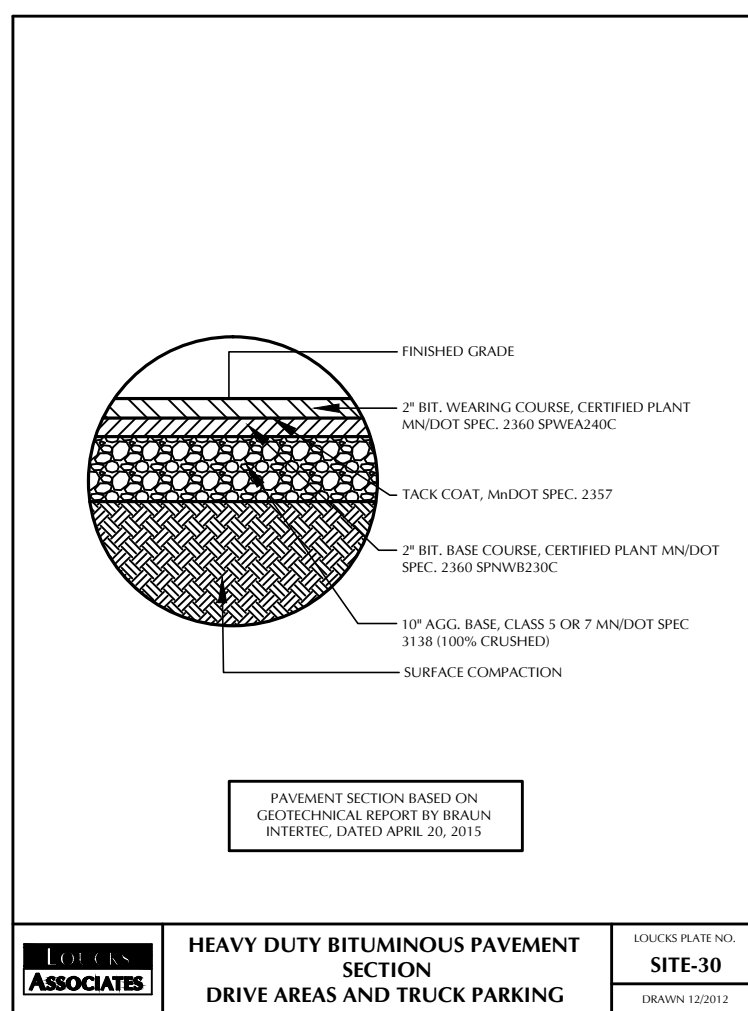
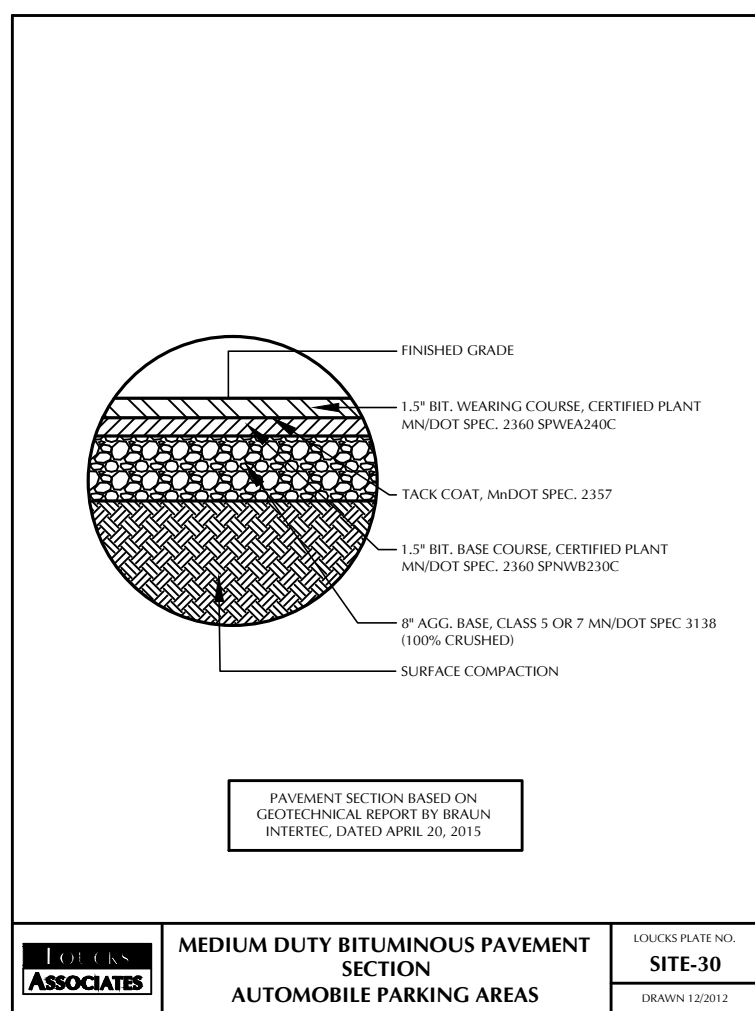
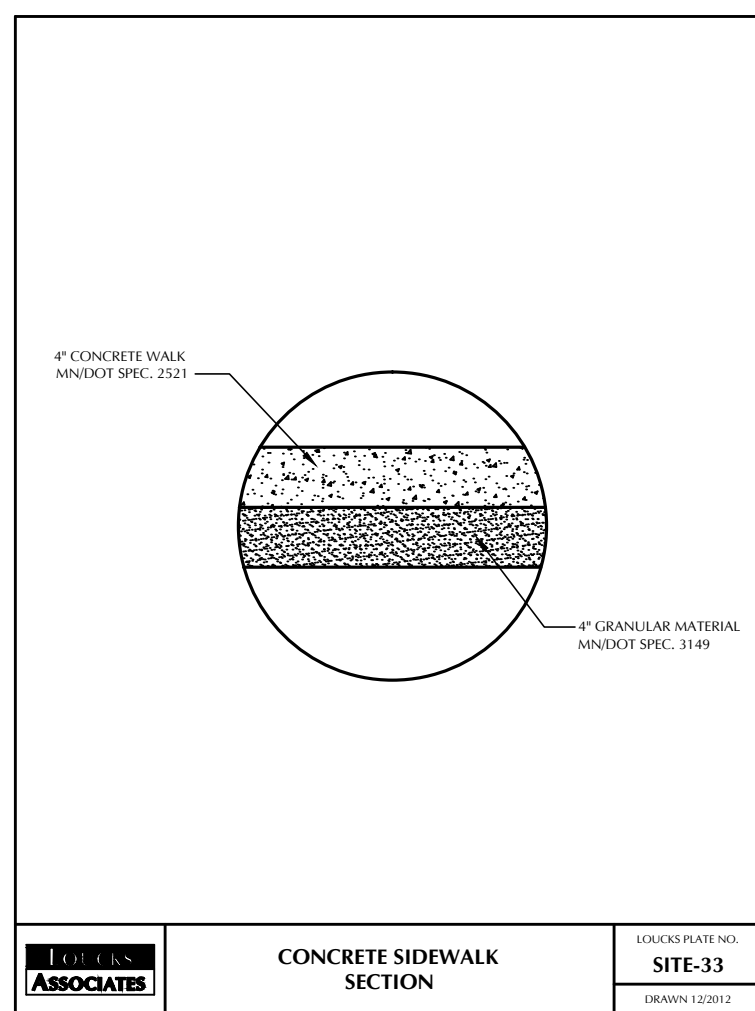
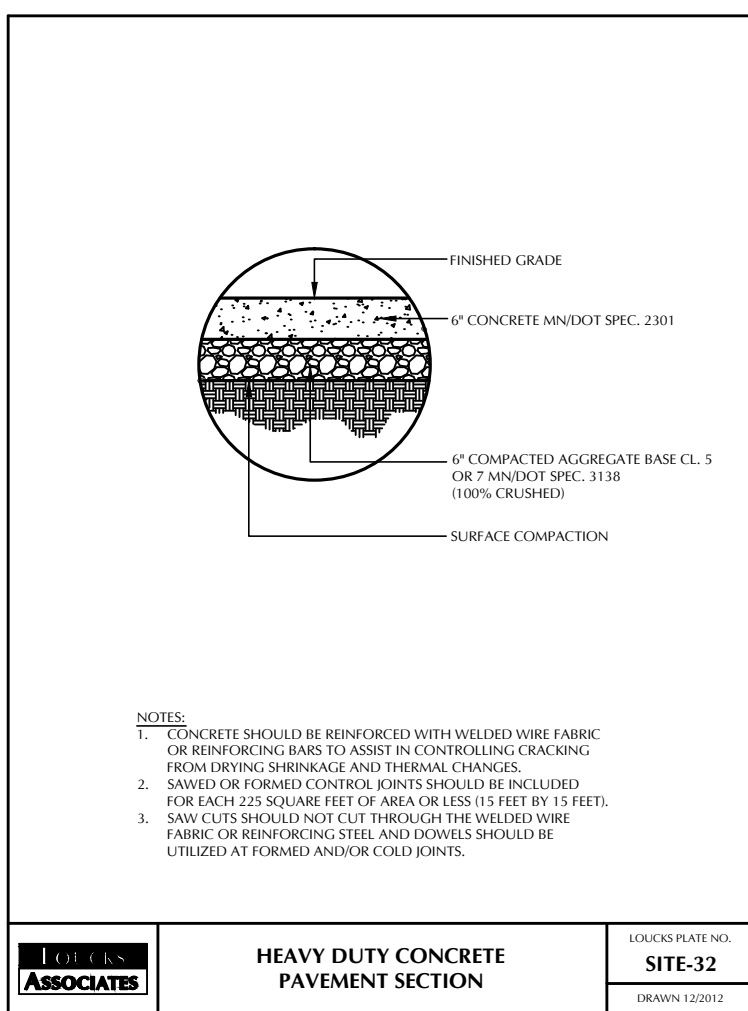
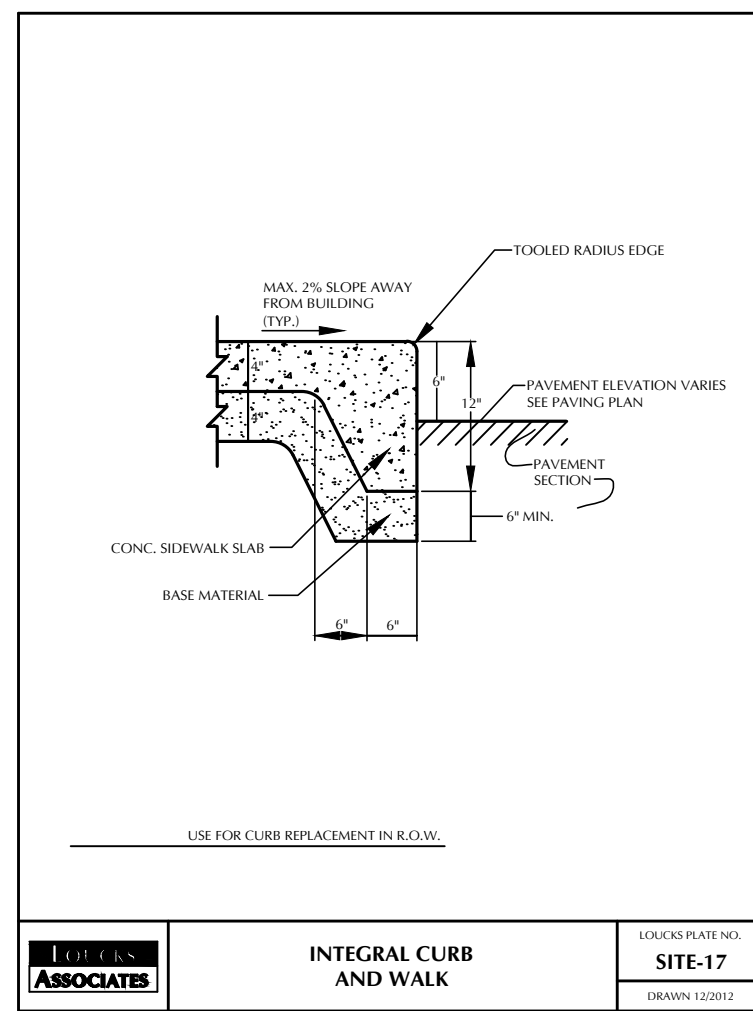
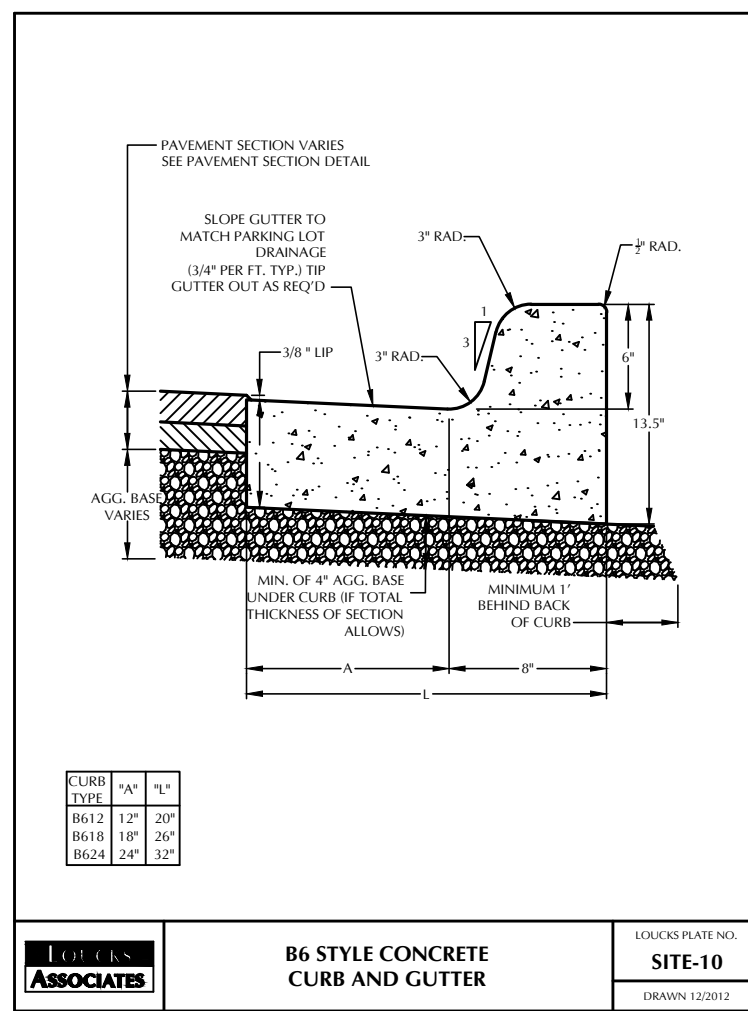
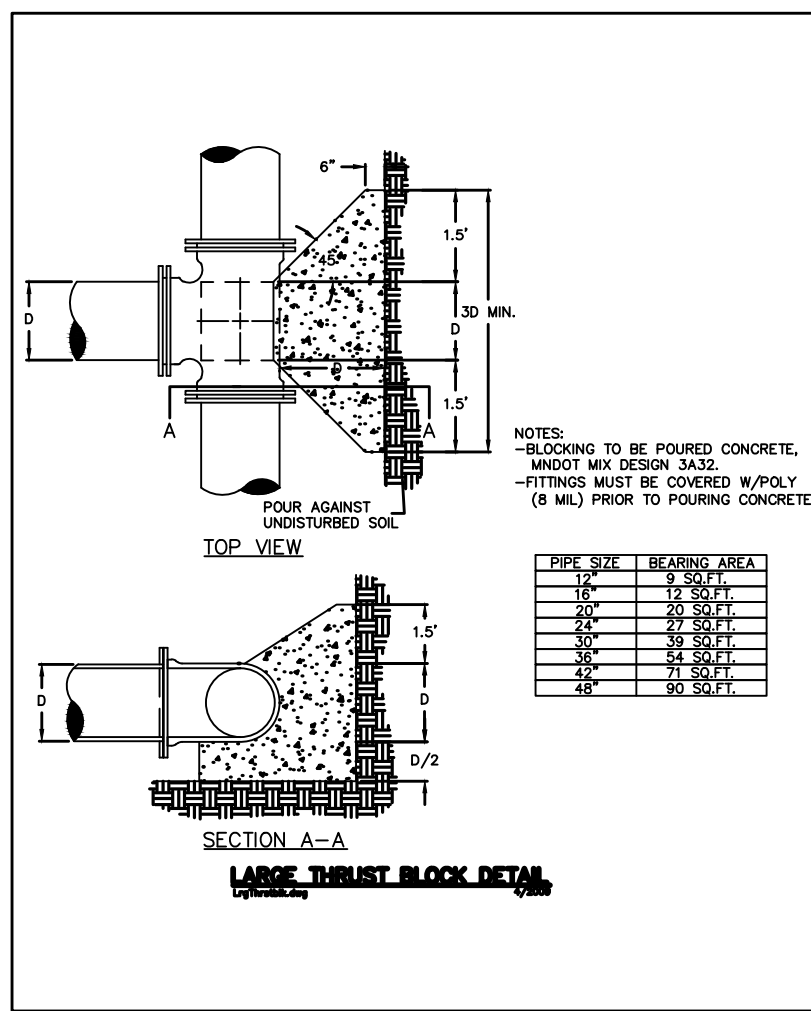
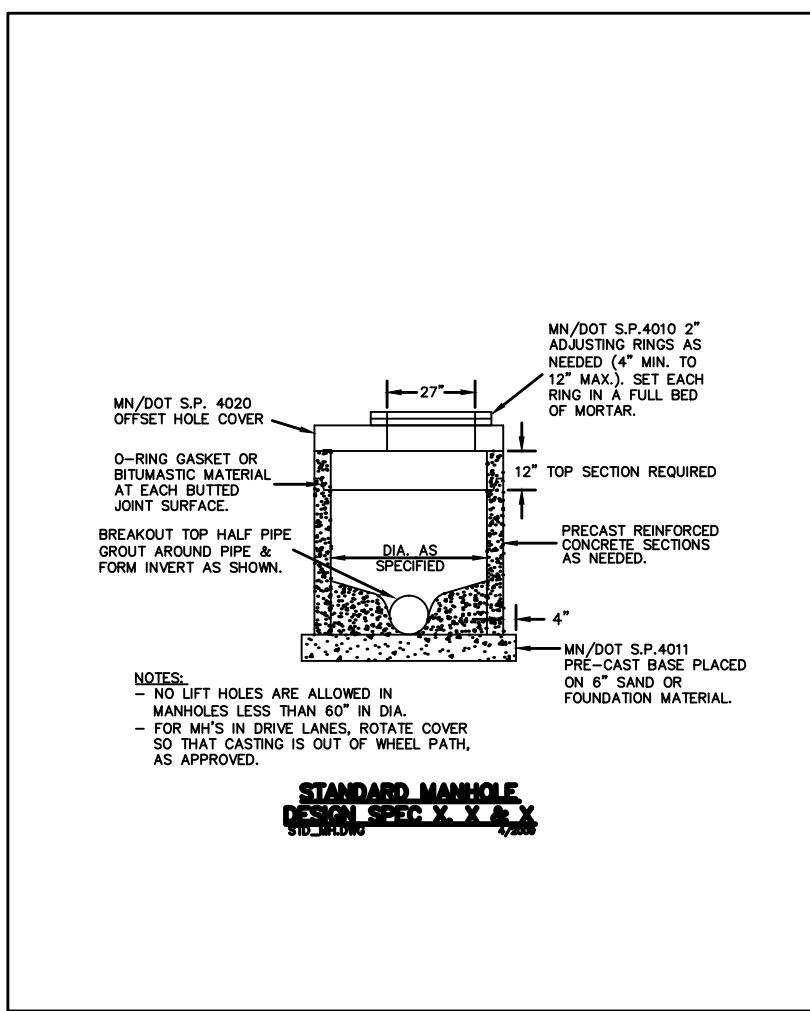
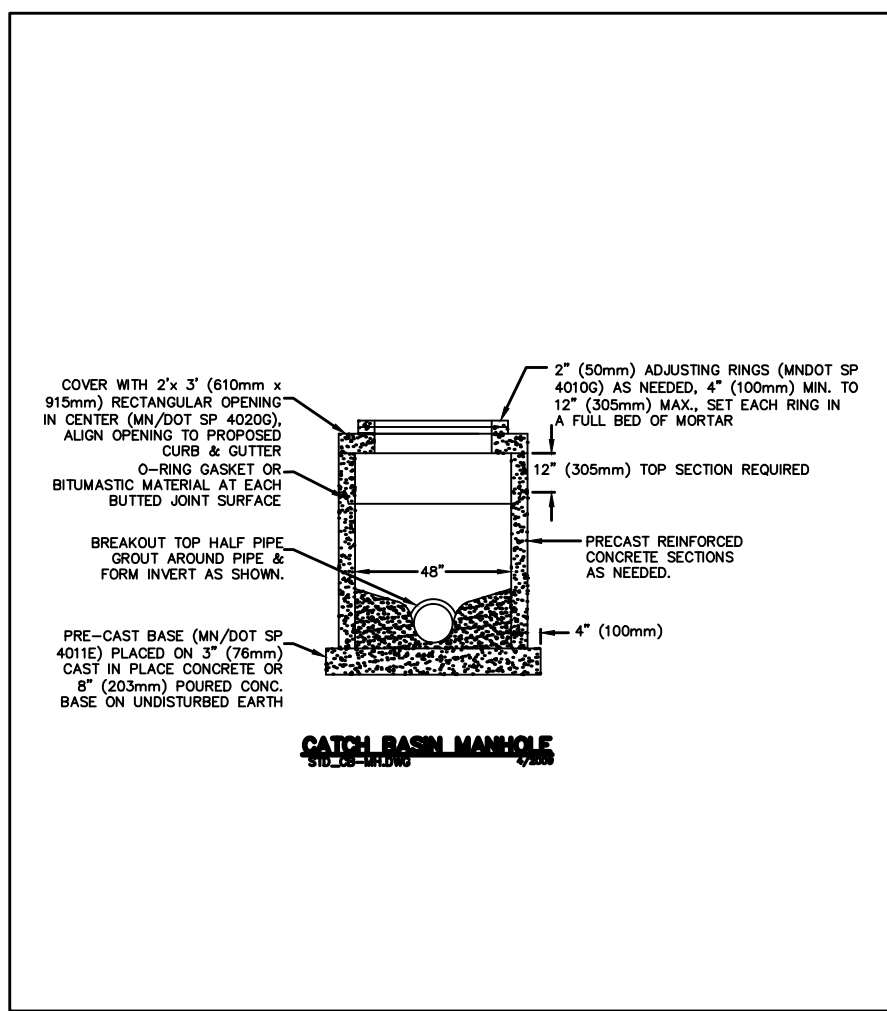
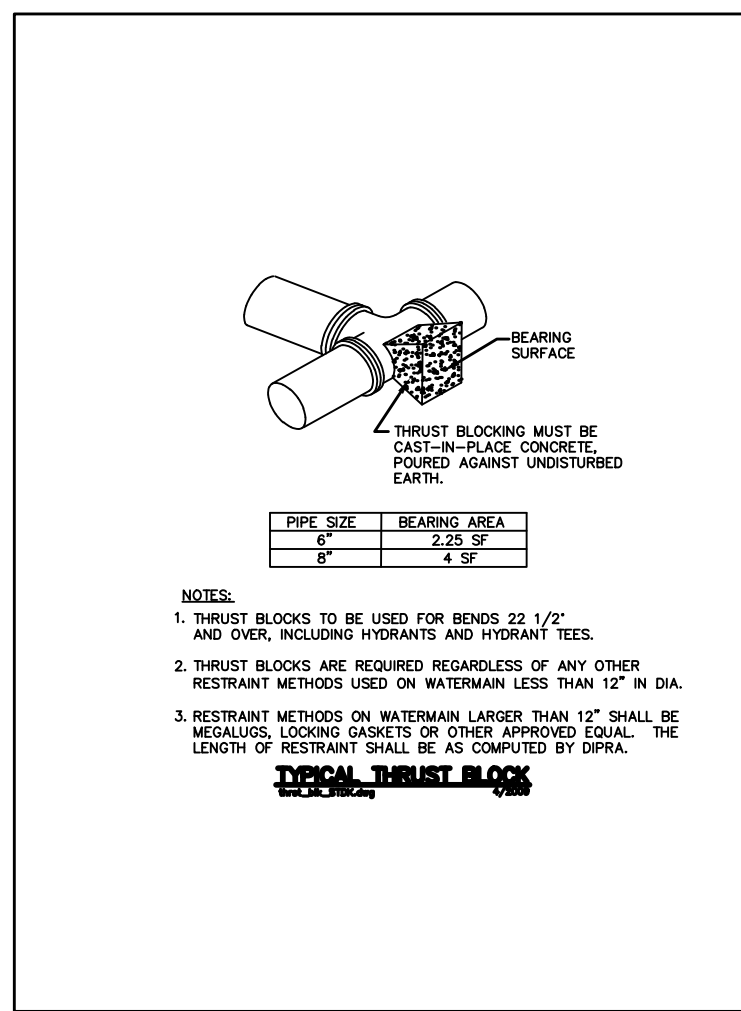
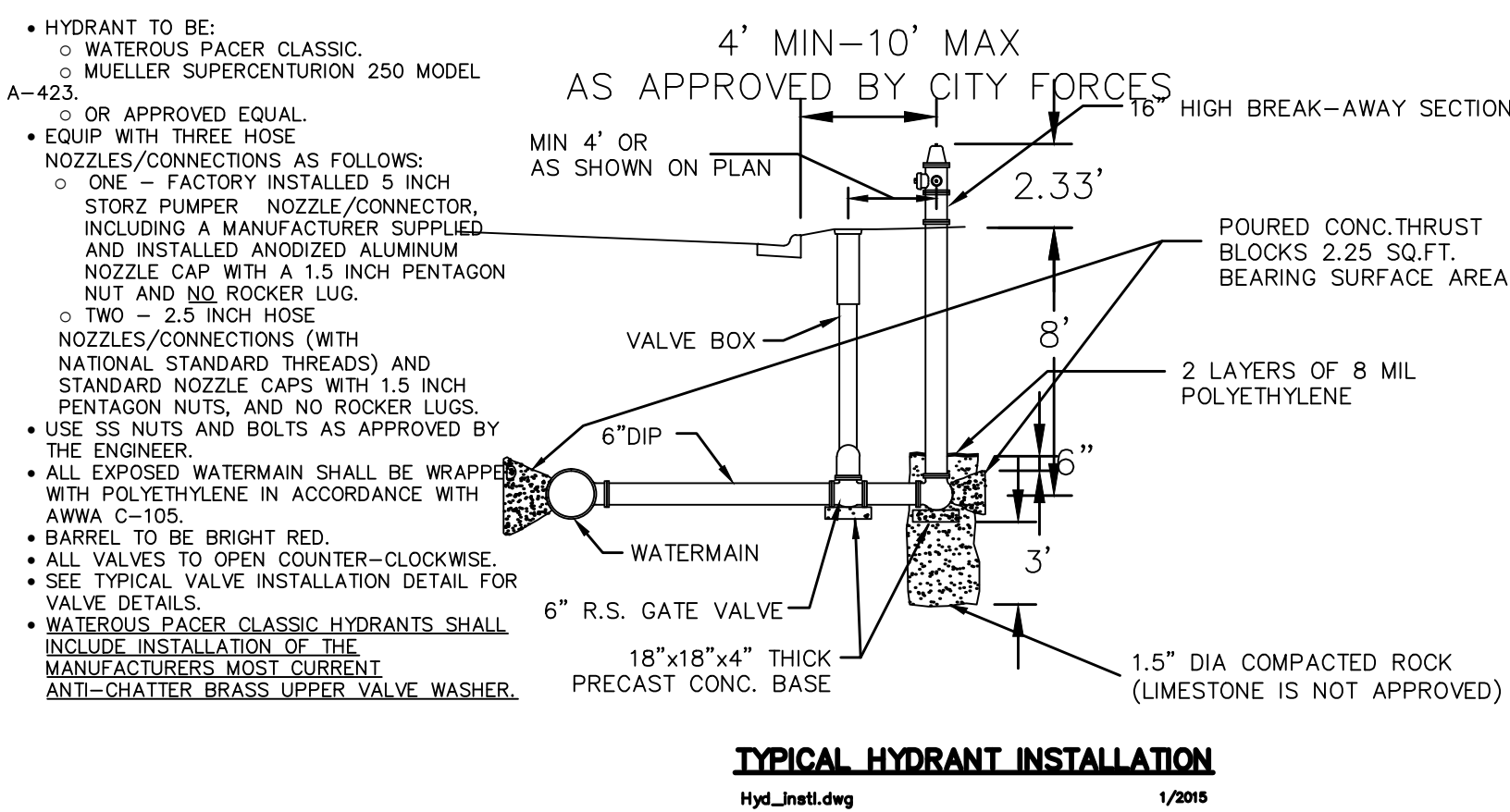
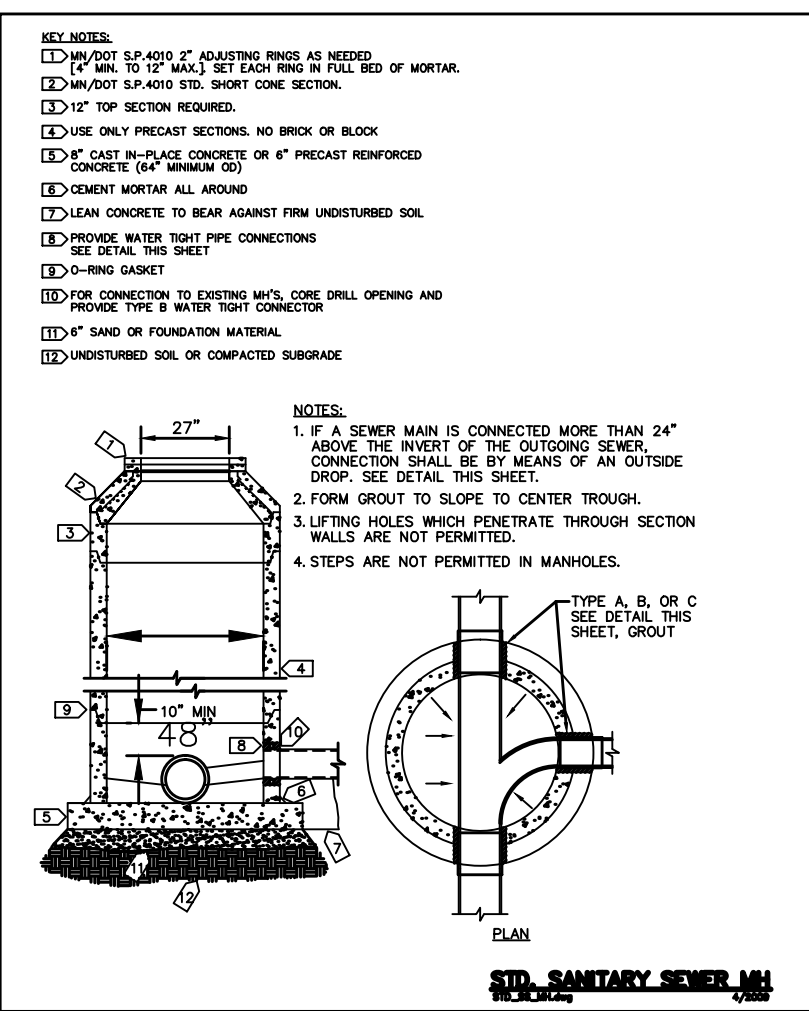
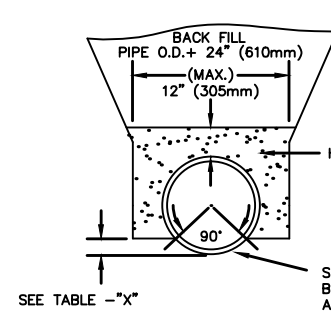
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C4-2	UTILITY PLAN (STORM)
C8-1	DETAIL SHEET
C8-2	DETAIL SHEET

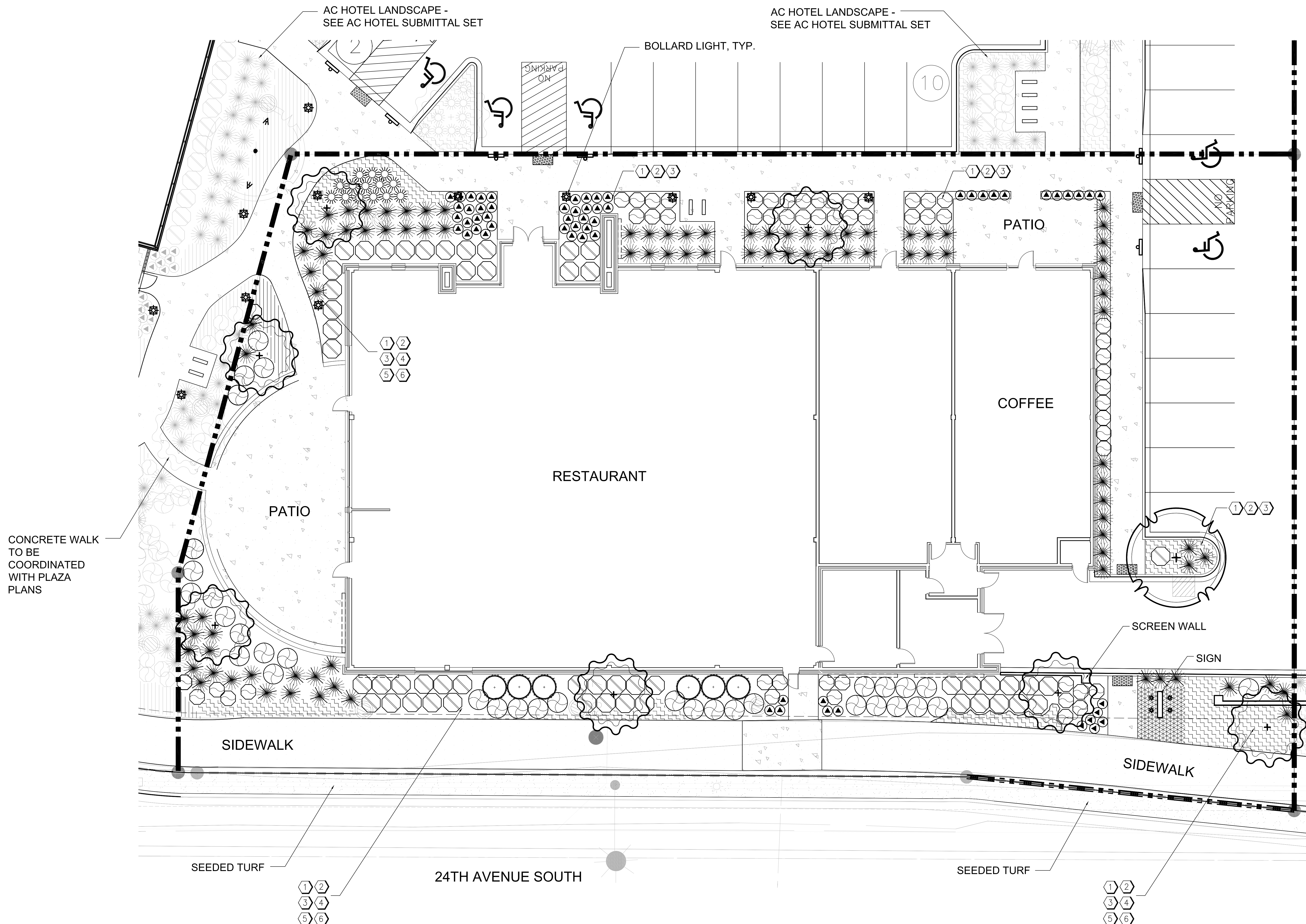
DETAIL SHEET

C8-1



PIPE SIZE INCH (METRIC)	INCH
12" (305mm)	2.5"
15" (381mm)	3.0"
18" (457mm)	3.5"
21" (533mm)	4.0"
24" (610mm)	4.5"
27" (686mm)	5.0"
30" (762mm)	5.5"
33" (.84m)	6.0"
36" (.91m)	6.5"
42" (1067mm)	7.5"
48" (1219mm)	8.5"
54" (1372mm)	9.5"
60" (1524mm)	10.5"











PLANT SCHEDULE




QTY.	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
	DECIDUOUS TREES			

1	ACER X FREEMANII "SIENNA GLEN"	AUTUMN BLAZE MAPLE	2.5" B&B
7	PRYRUS CALLERYANA "CLEVELAND"	CLEVELAND PEAR	2.5" B&B

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
SHRUBS, GRASSES & ACCENTS				

	6	CHAMAECYPARIS PISIFERA 'DOW WHITING'	SOFT SERVE FALSE CYPRESS	4' HT.
	94	CLAMAGROSTIUS X ACUTIFOLIA 'OVERDAM'	FEATHER REED GRASS	#2 Container
	98	HEMEROCALLIS 'JUST PLUM HAPPY'	DAYLILY 'JUST PLUM HAPPY'	#1 Container
	51	ROSA RUOGOSA 'PAVEMENT FOXY'	FOXY PAVEMENT ROSE	#1 Container
	56	NEPETA RACEMOSA 'WALKERS LOW'	WALKERS LOW CATMINT	#2 Container
	34	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	#5 Container

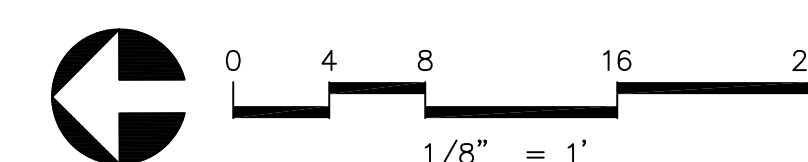
GROUND COVER / VINES

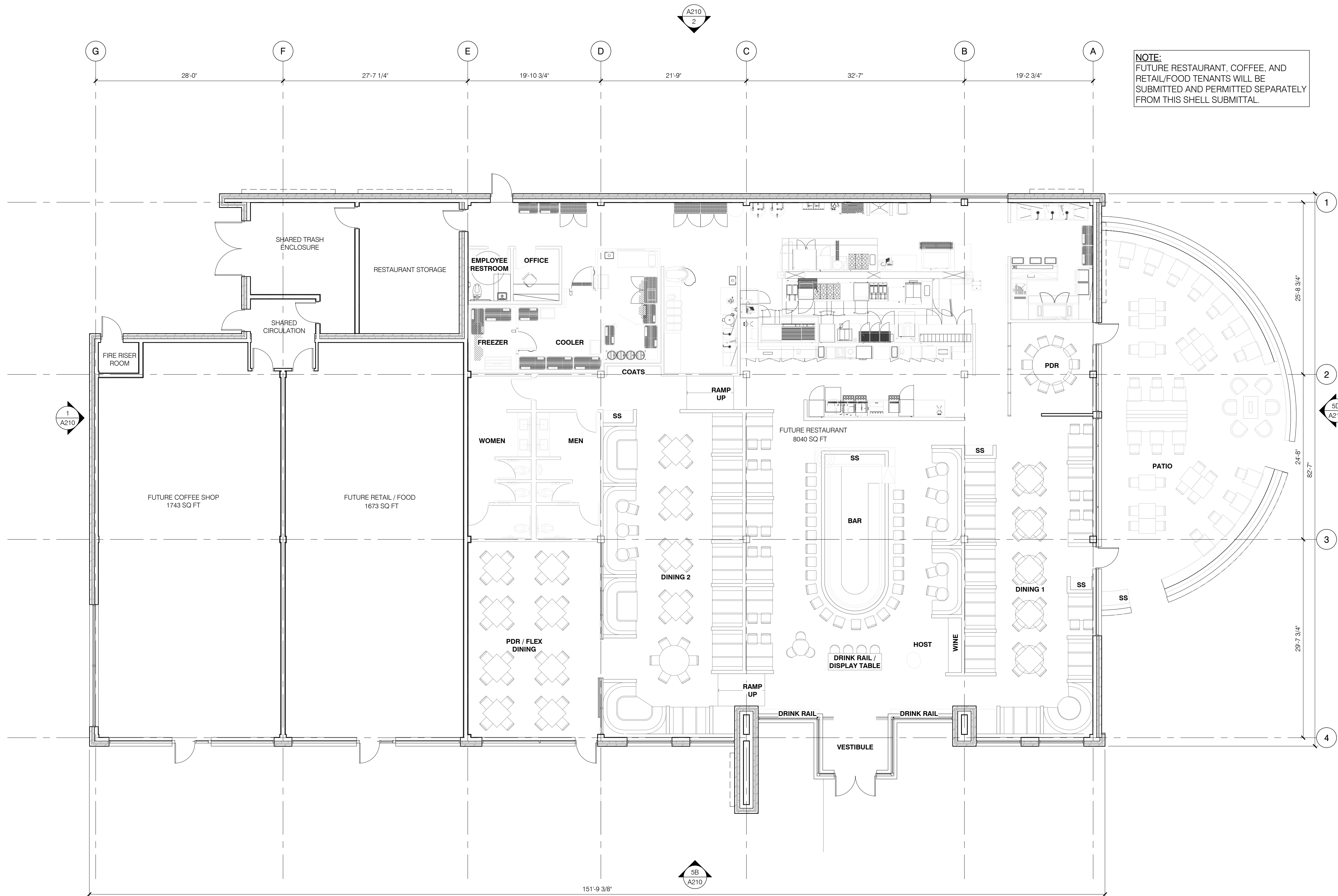
	597 SF	COREOPSIS 'LITTLE SUNDIAL'	LITTLE SUNDIAL TICKSEED	#1 Container	18" O.C.
	91 SF	FESTUCA GLAUCA 'ELIJAH BLUE'	ELIJAH BLUE FESCUE	#1 Container	18" O.C.
	97 SF	SEASONAL ANNUALS	SEASONAL ANNUALS		6" O.C.

LEGEND:

- 1 3" BARK MULCH IN PLANTING AREAS
- 2 MAINTAIN UNIFORM MULCH EDGE ALONG ALL WALKS AND CURBS.
- 3 FINISHED GRADE TO BE APPROVED PRIOR TO PLANTING, REFER TO ENGINEERING PLANS
- 4 STAKE ALL NURSERY TREES PARALLEL TO CURB.
- 5 MAINTAIN DRAINAGE FLOWS THRU SITE. REFER TO CIVIL ENGINEERING PLANS. PLANTING SHALL REMAIN OUTSIDE OF FLOW LINES.
- 6 MAINTAIN ALL SHRUBS A MINIMUM OF 2'-0" FROM BACK OF CURB AND SIDEWALKS.

LANDSCAPE PLAN





1 FLOOR PLAN - FIRST FLOOR
SCALE: 1/8" = 1'-0"

FLOOR PLAN NOTES

1. THE GENERAL CONTRACTOR IS RESPONSIBLE TO PROVIDE AND INSTALL ALL BLOCKING AND GROUNDS AS REQUIRED FOR THE INSTALLATION OF WINDOW BLINDS, DRAPERIES, CURTAINS, MILLWORK AND ANY HANGING OBJECTS TO BE MAINTAINED.
2. GENERAL CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF EXISTING FLOORING DOWN TO THE SLAB IN ALL AREAS WHERE NEW PARTITIONS ARE BEING INSTALLED, UNLESS OTHERWISE NOTED.
3. WHERE METAL AND GLASS PARTITIONS ARE SPECIFIED, G.C. SHALL BE RESPONSIBLE TO PROVIDE FOR ANY LEVELING OF THE SLAB AS MAY BE REQUIRED FOR A PLUMB, LEVEL INSTALLATION.
4. ALL EXISTING CONSTRUCTION TO REMAIN SHALL BE PATCHED AND REPAIRED AS REQUIRED AND PREPARED TO RECEIVE NEW FINISHES PER FINISH PLAN.
5. ALL SURFACES OR FINISHES TO REMAIN, IF DAMAGED DURING DEMOLITION OR ANY STAGE OF THE WORK, SHALL BE REPAIRED BY THE GENERAL CONTRACTOR AT THEIR OWN EXPENSE TO "LIKE NEW" CONDITION. IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO DOCUMENT ANY PREEXISTING DAMAGE AND NOTIFY THE ARCHITECT OF ANY SUCH DAMAGE PRIOR TO PRICING OR BIDDING.
6. AT ALL LOCATIONS WHERE NEW ELECTRICAL AND VOICE/DATA OUTLETS OR ANY OTHER TYPE OF DEVICE IS TO BE INSTALLED AT EITHER CORE WALL, COLUMNS AND/OR PERIMETER WALLS, THE CONTRACTOR AND THEIR DRYWALL SUBCONTRACTOR ARE TO INCLUDE FURRING OUT THOSE CORE WALLS AND COLUMNS AS NEEDED USING 2-1/2" METAL STUDS WITH 5/8" GYPSUM BOARD FROM SLAB TO 6" ABOVE FINISHED CEILING IN ORDER TO ACCOMMODATE ANY AND ALL CONDUITS AND BACK BOXES. G.C. TO COORDINATE WITH ALL OTHER TRADES.
7. MOUNTING HEIGHTS: ALL STROBES, PULL BOXES, FIRE EXTINGUISHERS, SIGNAGE, INCLUDING ALL ELEVATOR CALL BUTTONS AND INDICATOR LIGHTS, ETC. TO REMAIN ARE TO BE RAISED OR LOWERED TO SPECIFIED MOUNTING HEIGHTS IN AREAS OF WORK, AS PER CODE.
8. DIMENSIONS ARE FROM FACE OF GYPSUM BOARD TO FACE OF GYPSUM BOARD UNLESS NOTED OTHERWISE. DO NOT SCALE OFF OF PLANS. CONTACT ARCHITECT WITH DIMENSION QUESTIONS.
9. ALIGN NEW PARTITION WITH FACE OF EXISTING PARTITION OR COLUMN, UNLESS NOTED OTHERWISE.
10. CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH ALL EXISTING CONDITIONS PRIOR TO SUBMISSION OF BID.
11. THE CONTRACTOR SHALL TAKE OUT ALL NECESSARY PERMITS, INSURANCE, LICENSEES AND CERTIFICATES AND PAY ALL FEES CONNECTED THEREWITH.
12. CONTRACTOR TO PROVIDE DUST PROOF, RIGID, BARRIERS, AS APPROPRIATE TO DEFINE VARIOUS SEGMENTS, BARRIERS TO MAINTAIN EXITS, SECURITY, MECHANICAL, FIRE-LIFE SAFETY REQUIREMENTS FOR BUILDING OCCUPANTS.
13. THE CONTRACTOR AT ALL TIMES SHALL KEEP PREMISES FREE FROM WASTE MATERIALS AND RUBBISH CAUSED BY THE WORK.
14. ALL DOORS AND HARDWARE SHALL BE IN COMPLIANCE WITH APPLICABLE ACCESSIBILITY CODES AND ORDINANCES. ALL WORK TO BE DONE IN COMPLIANCE WITH THE LATEST LOCAL AND STATE BUILDING CODES AND ORDINANCES.
15. REFER TO ENGINEERING DRAWINGS (OR DESIGN BUILD M.E.P.) FOR MECHANICAL, ELECTRICAL, PLUMBING AND SPRINKLER LAYOUTS.
16. LOCATE FIRE EXTINGUISHERS THROUGHOUT AS REQUIRED BY CODE.
17. ON COMPLETION OF THE PROJECT, CONTRACTOR SHALL WASH CLEAN ALL SURFACES AND LEAVE THE WORK IN A CLEAN CONDITION.
18. SET FLOOR DRAINS AND FLOOR SINKS WITH TOP OF FINISH TILE/POURED FLOOR. SEE PLUMBING DRAWINGS.
19. SLOPE CONCRETE FLOOR 1:50 TOWARDS FLOOR DRAINS AND AWAY FROM ALL WALLS.
20. 24"x24" AREA AT FLOOR DRAINS TO SLOPE AT 1/4" PER FOOT.
21. XXXX

FLOOR KEY NOTES

#	NO.	DESCRIPTION	REV.
1	A110	DESCRIPTION 1	



10 South Eighth Street
Minneapolis, MN 55402

1 612. 339-2257
1 612. 349-2930
sheadesign.com

consultant

LOUCKS
7200 HEMLOCK LANE, SUITE 300
MAPLE GROVE, MN 55369

LASTUDIO
15200 52ND AVE SOUTH, SUITE 210
SEATTLE, WA 98188

project title

NOVA GROUP MOA SHELL
8150 26th AVENUE SOUTH
ALPHA B SITE
BLOOMINGTON, MN

client

NOVA GROUP

scal

FORMAL DRC SUBMISSION
2016.05.11

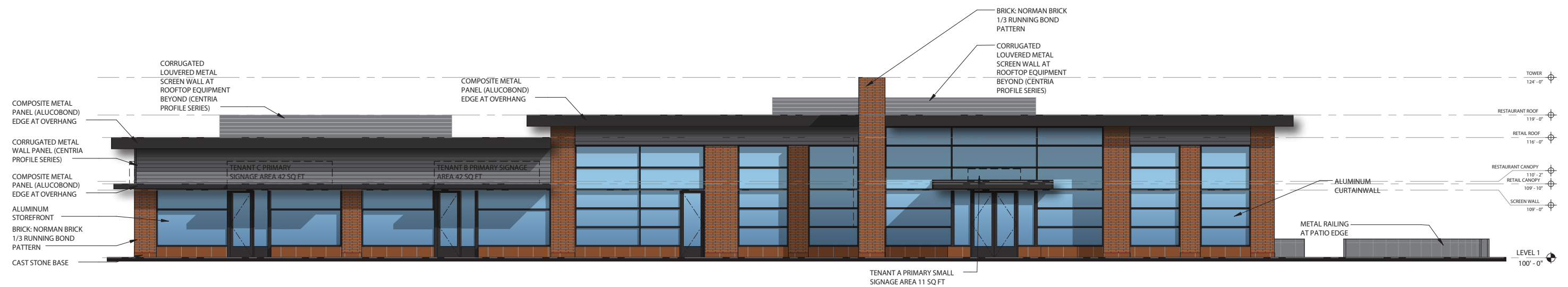
no.	date	issued for

project no.	date
7357.00	2016.05.11
drawn	checked
BMD	DAS

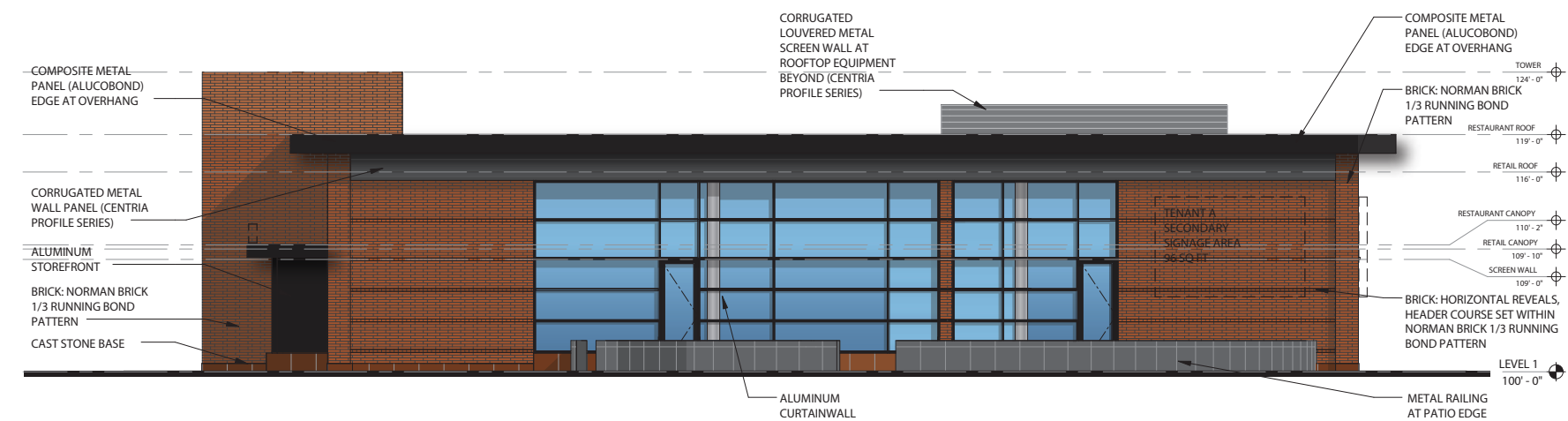
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FLOOR PLAN

A110

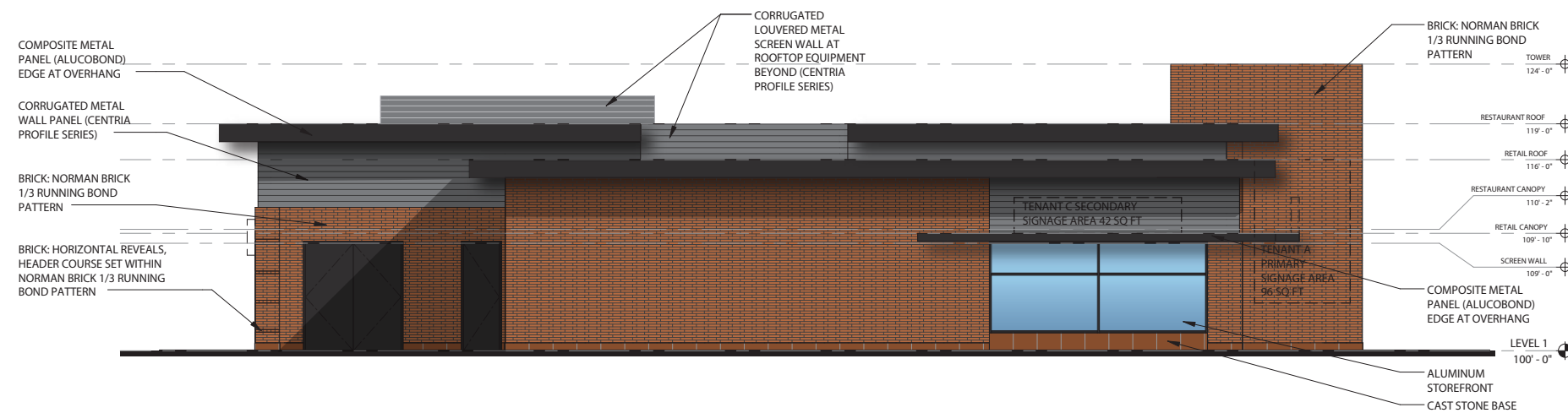
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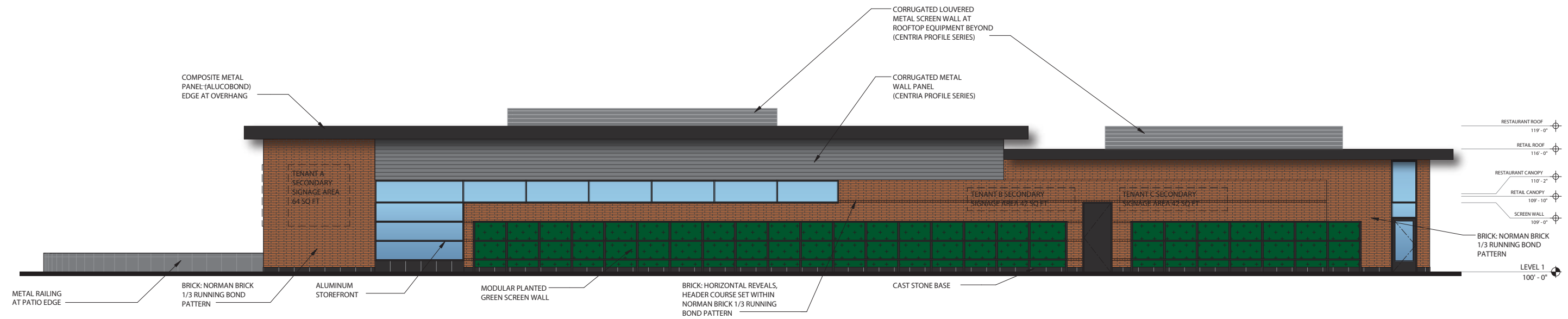
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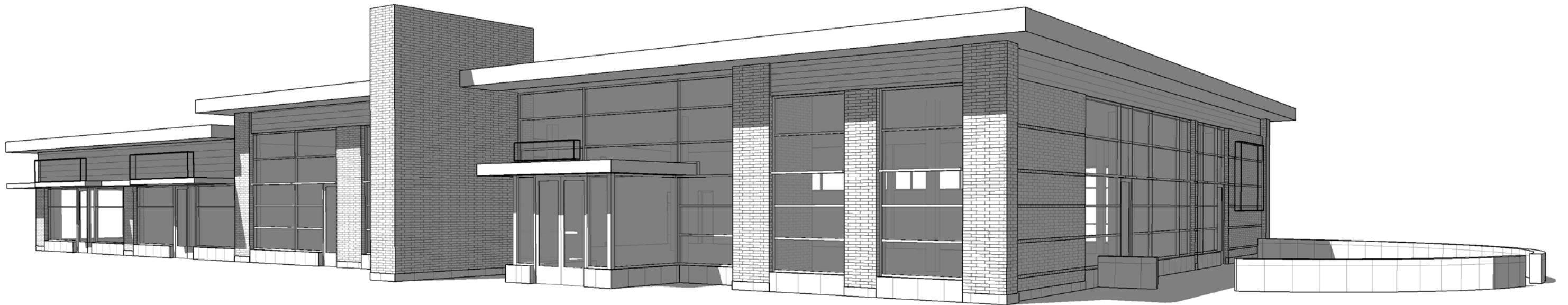


South Elevation



West Elevation





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Minneapolis, MN 55402
t 612_339_2257
sheadesign.com

NOVA GROUP MOA SHELL
7357.00

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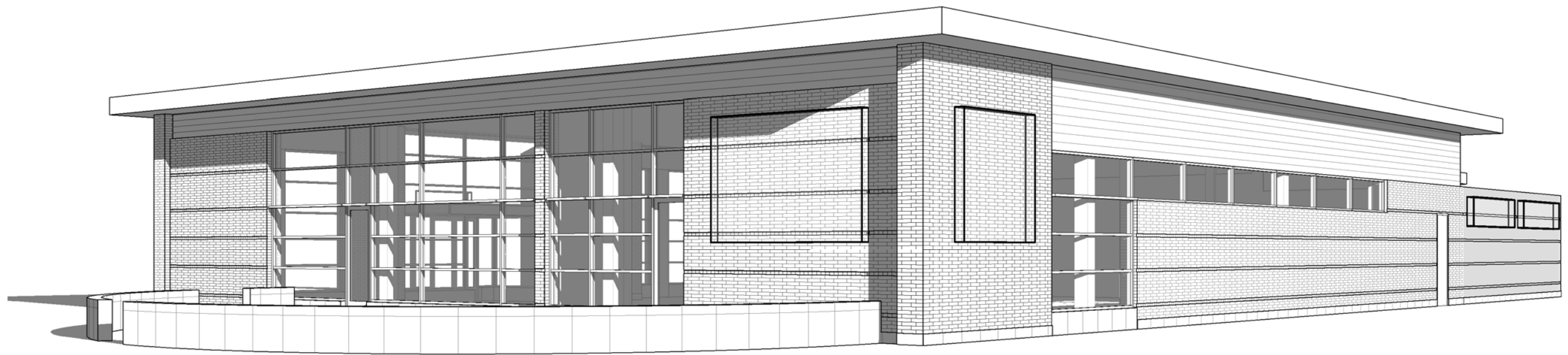


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7357.00

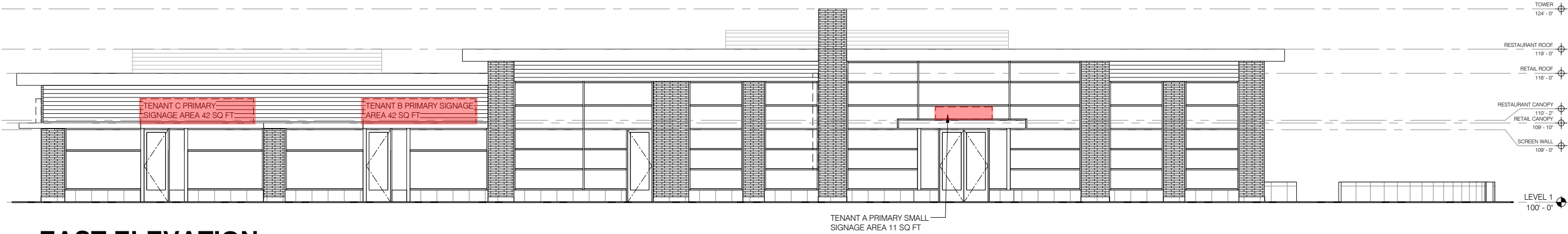
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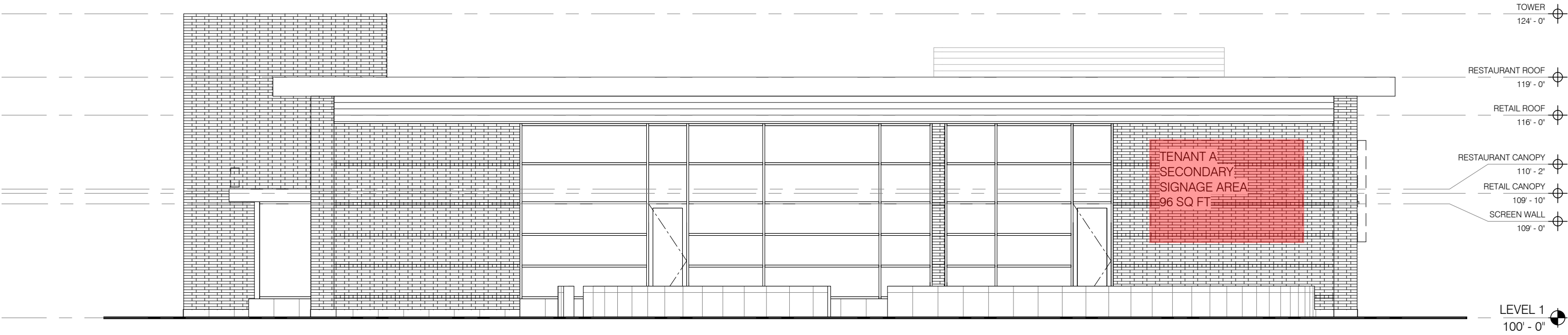
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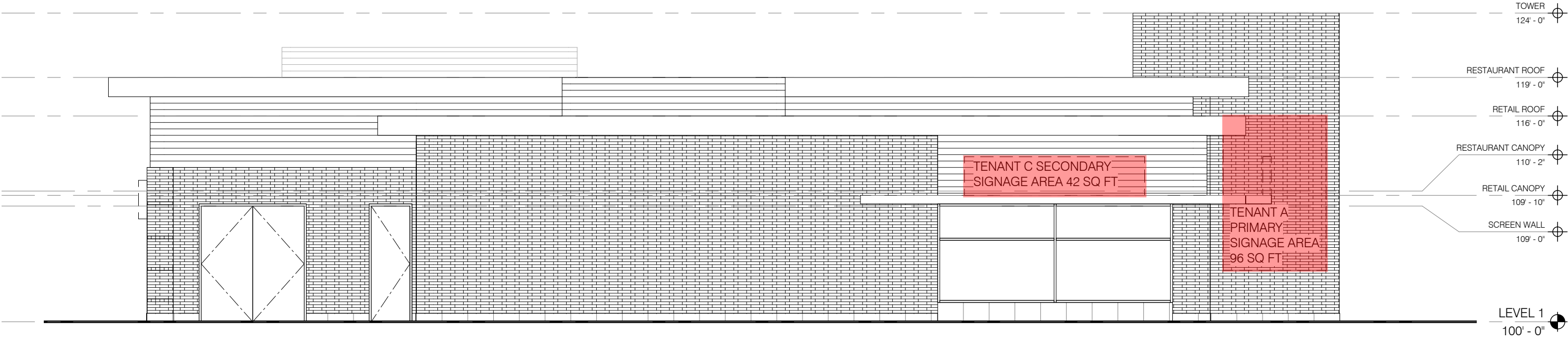
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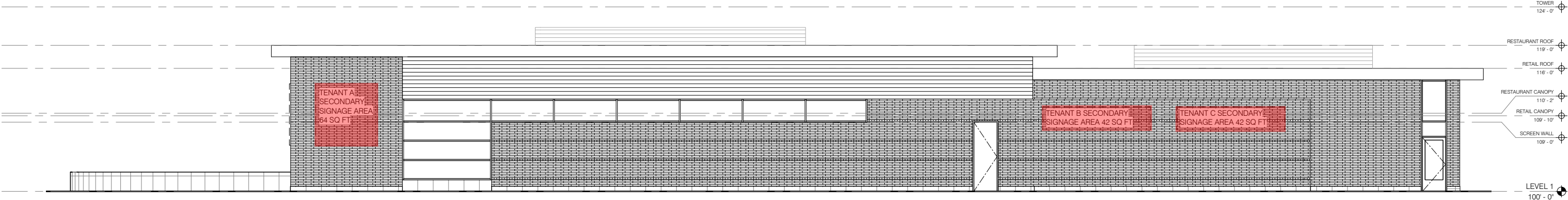
EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION

AC HOTEL BY
MARRIOTT – MALL
OF AMERICA
Bloomington, Minnesota



LOUCKS
PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
7200 Hemlock Lane, Suite 300
Maple Grove, MN 55369
763.424.5505
www.loucksinc.com

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Nicholas M. Ruffel - PE
43861 License No. 11/17/15 Date

Sheet Index:

C0-1	COVER SHEET
L0E-1	BOUNDARY & TOPOGRAPHIC SURVEY
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C2-1	SITE PLAN
C2-2	FIRE TRUCK MOVEMENT PLAN
C2-3	MASTER SIGNAGE PLAN
C2-4	PHASING PLAN
C2-5	UTILITY - TRAFFIC CONTROL PLAN
C2-6	SIDEWALK - TRAFFIC CONTROL PLAN
C3-1	GRADING & DRAINAGE PLAN
C3-1A	GRADING PLAN ENLARGEMENT
C3-2	STORM WATER POLLUTION PREVENTION PLAN
C4-1	UTILITY PLAN
C4-2	STORM SEWER PLAN
C8-1,2	DETAIL SHEETS

CONSTRUCTION
SET
11-17-15

ORIGINAL ISSUE: - 03/04/15

REVISIONS

No.	Description	Date
1	DRG SUBMITTAL	03/04/15
2	DRG RE-SUBMITTAL	03/12/15
3	SD SUBMITTAL	04/03/15
4	DD SUBMITTAL	05/27/15
5	SITE PRICING SET	06/17/15
6	DD - PARKING RAMP	07/07/15
7	RESPONSE TO DRG COMMENTS	07/10/15
8	CONSTRUCTION DRAWINGS	08/17/15
9	PERMIT SET	08/28/15
10	REVISED PERMIT SET	10/02/15
11	REVISED PERMIT SET	10/16/15
12	CONSTRUCTION SET	11/17/15

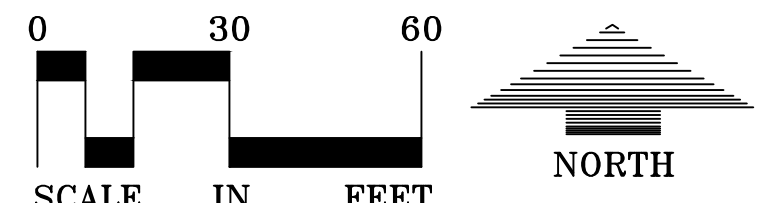
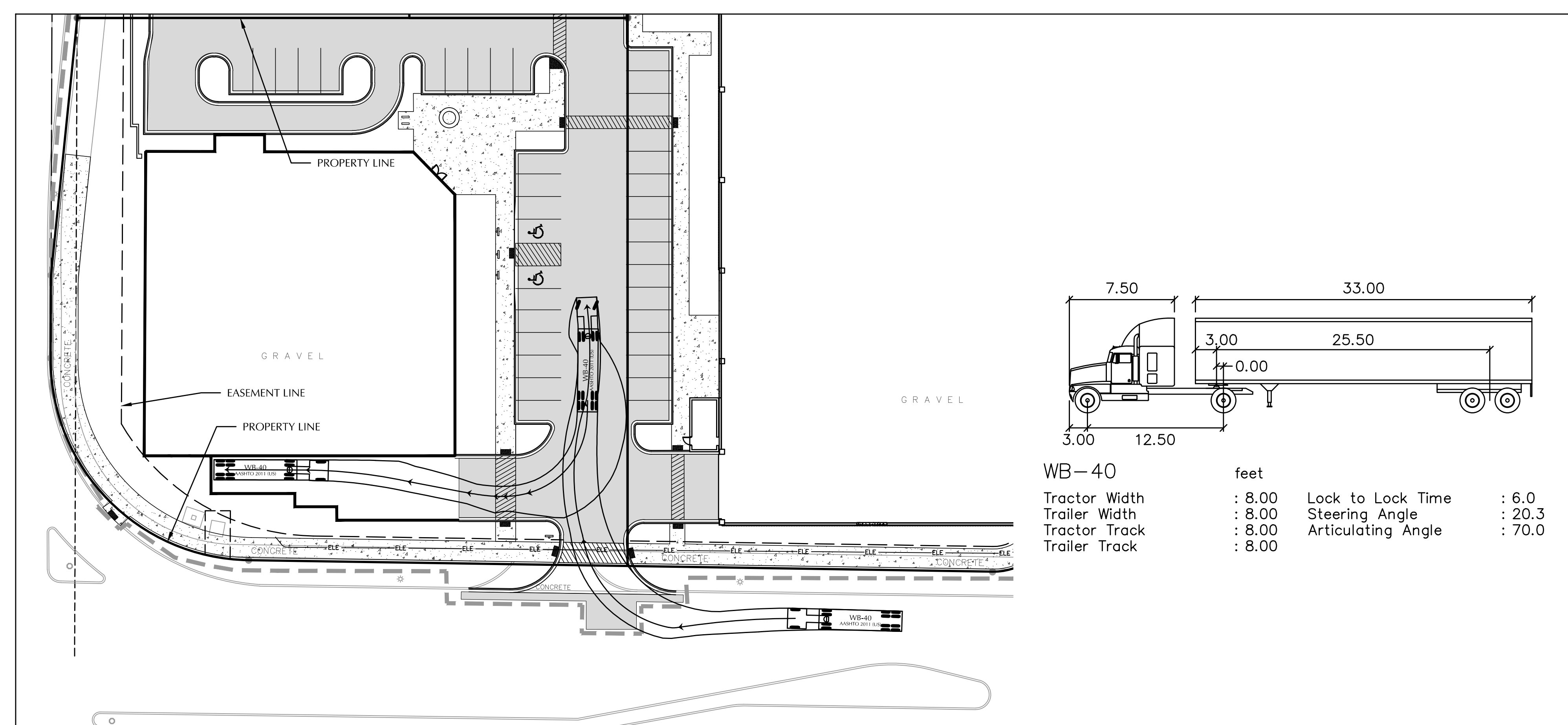
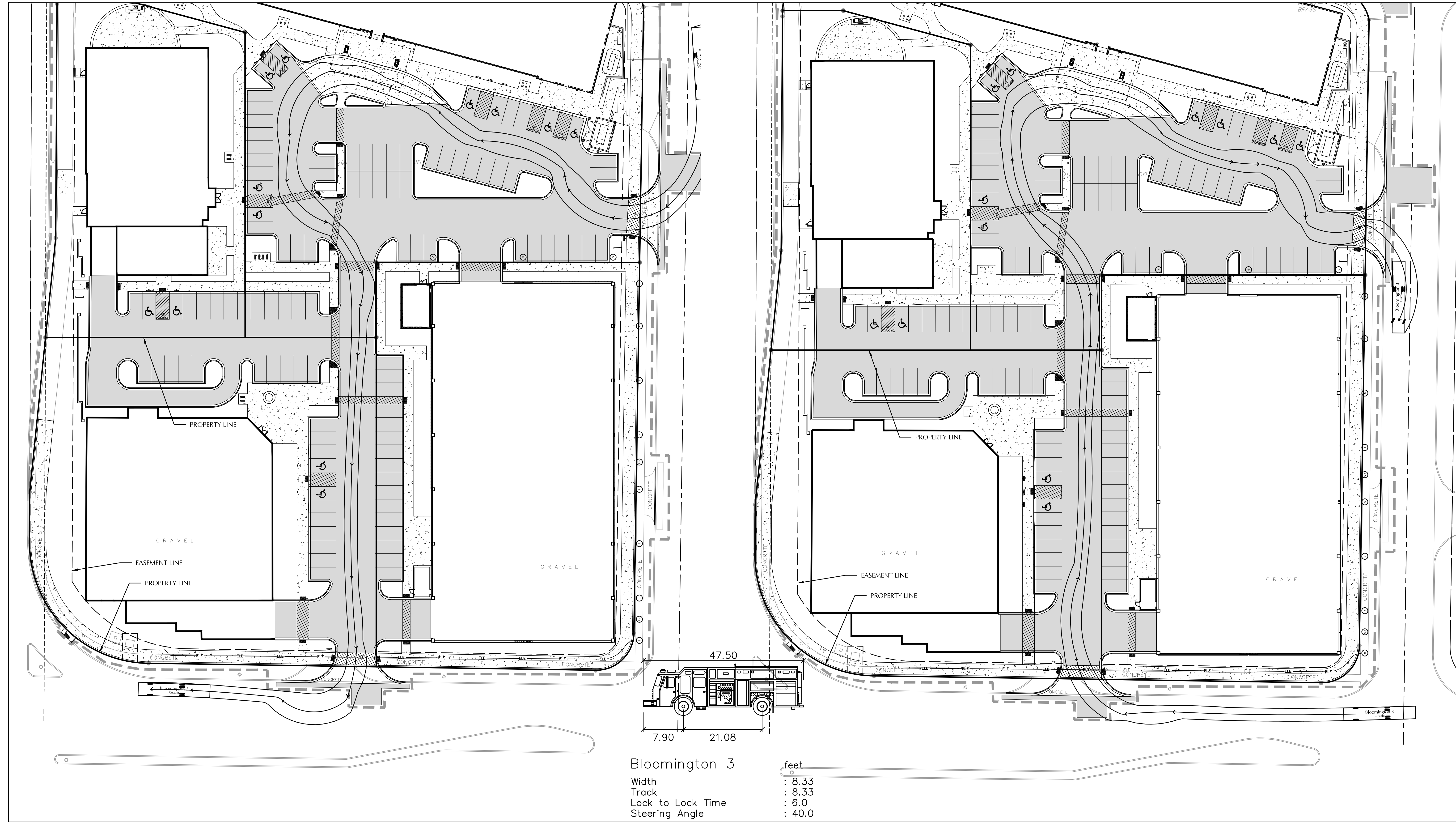
LOUCKS #014672
ESG #215303
PROJECT NUMBER

TRG - TDG
DRAWN BY - CHECKED BY

KEY PLAN

AC HOTEL BY MARRIOTT –
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TRUCK MOVEMENT PLAN
C2.2



BENCHMARK
TOP NUT HYDRANT LOCATED IN THE NORTHWEST QUADRANT OF 26TH AVE. S. & 62ND ST.
ELEVATION=809.17 FEET (NGVD 1929)

WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND / OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

